



16

Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: NICHOLE MCCARTY, PLANNER II
480-503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV *JM*

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6750, CATHERINE.LORBEER@GILBERTAZ.GOV *ojl*

MEETING DATE: SEPTEMBER 11, 2014

SUBJECT: ST14-06 HIGLEY POINTE, PORCHLIGHT HOMES

STRATEGIC INITIATIVE:	Community Livability
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The request for four (4) standard plans in Higley Pointe will provide a variety of housing stock for homebuyers in Gilbert.

REQUEST

Approval of four (4) standard plans (1652, 1899, 2415 and 2621) for the Higley Pointe subdivision by Porchlight Homes on 44 lots (Lots 1- 44) located west of the northwest corner of Williams Field and Higley Roads, in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Approve the findings of fact and ST14-06, Higley Pointe standard plans (1652, 1899, 2415, and 2621) by Porchlight Homes, located west of the northwest corner of Williams Field and Higley Roads, and zoned Single Family – Detached (SF-D) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT/OWNER

Applicant/ Owner **Porchlight Homes**
Name Logan Powell
Address 2915 E. Baseline Road #118
 Gilbert, AZ 85234
Phone (602) 909-0353
Email Logan.Powell@porchlighthomes.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
May 9, 2006	Town Council adopted Ordinance No. 1748 (A06-21) annexing approximately 60.93 acres, including the subject site.
August 15, 2013	Town Council adopted Resolution No. 3186 (GP13-08) approving a minor General Plan amendment and changing the land use classification of 11.14 acres on Williams Field and Higley Roads from Shopping Center (SC) to Residential >3.5-5 DU/AC.
August 15, 2013	Town Council adopted Ordinance No. 2440 (Z13-18) rezoning an 11.14 acre site on Williams Field and Higley Roads from Shopping Center (SC) to Single Family – Detached (SF-D) with a Planned Area Development (PAD) overlay.
October 3, 2013	The Planning Commission approved S13-12, the Preliminary Plat for Higley Pointe at Williams Field and Higley Roads, with 44 single family residential lots.

Overview

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning
North	Residential >2-3.5 DU/Acre	Existing Single Family -7
South	Community Commercial	Williams Field Road and then existing Community Commercial
East	Shopping Center	Shopping Center (existing RWCD HQ)
West	Residential >2-3.5 DU/Acre	Existing Single Family – 7
Site	Shopping Center	Shopping Center

Project Data

Zoning	Total Number of Lots	Minimum Required Lot Size	Setbacks with PAD			Lot Coverage
			Front	Side	Rear	One story/ Two story
SF-D/PAD	44 lots	50' X 115'	10'	5'/5'	20'	60%/50%

Plan Information

Plan Number Proposed Plans (ST14-06)	Livable Square Footage	Bedrooms/ Bathroom/ Garages	Maximum Product (W x D)	Maximum Height/ Stories
1652	1,652	3 bedrooms/ 2 baths/ 2-car front entry	40'x 71'-0"	One-Story
1899	1,899	4 bedrooms/ 2 baths/ 2-car side entry	40'x 76'-6"	One-Story
2415	2,415	4 bedrooms/ 3 baths/ 2-car front entry	40'x 60'-0"	Two-Story
2621	2,621	4 bedrooms/ 3.5 baths/ 2 or 3-car option* (Front & Side)	40'x 77'-6"	Two-Story

*Optional 1-car, front entry garage or guest suite along with 2-car side entry garage.

Discussion

The Higley Pointe subdivision is located west of the northwest corner of Williams Field and Higley Roads. The project site consists of 44 lots on approximately 11.14 gross acres and is zoned Single Family Residential - Detached (SF-D) with a Planned Area Development (PAD) overlay. Porchlight Homes is developing all of the 44 approved residential lots. The majority of the residential lots are the typical 50' x 115' and close to 5,750 sq. ft. There are eight (8) unique lots that range in size from 7,500 sq. ft. up to 14,300 sq. ft. The lot coverage will be much less at approximately 17%-18% than on the typical lot size.

The four (4) floor plans range in size from 1,652 sq. ft. to 2,621 sq. ft. of livable space. All of the four (4) standard plans have a 2-car garage minimum with two of the four plans having side entry garages and two having front entry. One of the plans (2621) offers an optional split garage option to have both a 1-car front entry and 2-car side entry garage. There are three (3) architecturally different elevations that are offered for all of the plans: Spanish Colonial, Ranch Territorial and Desert Prairie. A mix of three (3) color schemes has been selected for each style.

Elevation “A” – Spanish Colonial

The Spanish Colonial “A” elevations have rounded arch entries and decorative stucco shapes at garage and porch headers, decorative iron accents, clay tiles, gable vents, and square top windows with grids. These elevations primarily have gable roofs at 4:12 pitch with s-tile.

The applicant has worked with planning staff through two revisions to improve these elevations and to incorporate 360 degree architecture. Some of the improvements include adding stucco scallop details to the rear patios, stucco pop-out headers above and sills below all windows, recessing garage doors 12”, adding iron railings along front patios, enhancing rear elevation windows by adding shutters to one window and mullions to all upper story windows.

Elevation “B” – Ranch Territorial

The Ranch Territorial elevations have predominately square top windows with grids and decorative shutters offered on some of the windows. Decorative stucco window accents, body pop-outs, rough-hewn corbels and beams, stone veneer and decorative vents are also featured in this elevation. The Ranch Territorial elevations have clipped gable end roofs at a 4:12 pitch with flat roof tile.

The applicant has worked with planning staff through two revisions to improve these elevations and to incorporate 360 degree architecture. Some of the improvements include adding stucco corbel details to the rear patios, stucco pop-out headers above and sills below all windows, recessing garage doors 12”, increasing the amount of stone on front and side elevations, adding decorative railings along front patios, updating stone selection on plan 1652, and enhancing rear elevation windows by adding shutters to one window and mullions to all upper story windows.

Elevation “C” – Desert Prairie

The Desert Prairie elevations feature all square top windows with grids, surrounded by a stucco trim. Significant use of stone veneered wall elements and body pop-outs. This elevation predominantly incorporates hip roofs at a 4:12 pitch with flat roof tile.

The applicant has worked with planning staff through two revisions to improve these elevations and to incorporate 360 degree architecture. Some of the improvements include adding stucco header details to the rear patios, stucco pop-outs on all four sides of windows, recessing garage doors 12”, increasing the amount of stone on front and side elevations, adding decorative railings on front patios, enhancing rear windows by adding mullions to all upper story windows.

Plan Specific Features

Plan 1652- One Story

This plan offers an optional bedroom which can also be converted into a den with a different entry door. Plan 1652 fits on all 44 residential lots with lot coverage ranging from 17% to 42%, with a typical lot being 42%.

Plan 1899- One Story

The fourth bedroom in this plan can be converted into a den without a typical bedroom closet. Plan 1899 fits on all 44 residential lots with lot coverage ranging from 18% to 45%, with a typical lot being 45%.

Plan 2415 – Two Story

The two-story plans (2415 & 2621) each offer both front and rear covered porches standard with all elevations. Plan 2415 offers an optional extended patio in the rear for an additional 140 sq. ft. Plan 2415 fits on all 44 residential lots with lot coverage ranging from 15% to 39%, with a typical lot being 39%.

Plan 2621- Two Story

This plan offers an optional guest suite with a bathroom off of the main entry. Otherwise this space may be used as a 1-car, front entry garage, in addition to the standard side entry 2-car garage. Plan 2621 fits on all 44 residential lots with lot coverage ranging from 17% to 43%, with a typical lot being 43%.

STAFF RECOMMENDATION

Move to approve the findings of fact and ST14-06: new standard plans (1652, 1899, 2415 and 2621) by Porchlight Homes on 44 lots (Lots 1-44) located west of the northwest corner of Williams Field and Higley Roads, subject to the following conditions:

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of September 11, 2014 subject to conditions.
3. The same color schemes shall not be permitted on lots right next door to each other.
4. The stucco body color on the A and B color schemes shall be updated to be more dissimilar from one another and the B1 accent and trim color shall be updated to be a more vibrant hue.
5. On all windows with a header and sill pop-out feature, increase the size of the header to be distinguishably larger than the sill pop-out.
6. On plan 1899, Ranch Territorial, the roof is to be clipped at the ends on all elevations.
7. On all plans and elevations, the garage door and front door will be the same color.
8. On plan 2621, Spanish Colonial, add the base pop-out accent to the one-car garage elevation to be consistent with the two-car garage elevation.

Attachments and Enclosures:

1. Findings of Fact
2. Vicinity Map
3. Final Plat
4. Plan 1652: Plot Plan, Elevations, Floor Plans
5. Plan 1899: Plot Plan, Elevations, Floor Plans
6. Plan 2415: Plot Plan, Elevations, Floor Plans
7. Plan 2621: Plot Plan, Elevations, Floor Plans
8. Streetscape
9. Lot Fit Analysis
10. Color and Materials

ST14-06 FINDINGS OF FACT

Subject to conditions, the following findings of facts are provided for **ST14-06, Higley Pointe** for four (4) standard plans (1652, 1899, 2415 and 2621) by Porchlight Homes.

1. The project conforms to the General Plan, and specifically to the Land Use and Community Design;
2. The project as conditioned is consistent with all applicable provisions of the Land Development Code and Z13-18;
3. The project is compatible with adjacent and nearby development; and
4. The project design provides for safe and efficient provision of public services.

ST14-06

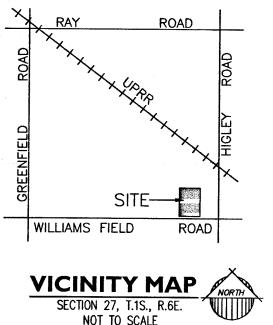
Vicinity Map

SITE LOCATION:



0 190 380 760 Feet

N



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PLHAZ HIGLEY POINTE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF HIGLEY POINTE, BEING A REPLAT OF A PORTION OF LOTS 28, 29, 30, 31, AND 32 OF THE CROSSROADS, ACCORDING TO BOOK 480 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY RECORDER, AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID HIGLEY POINTE, AND HEREBY DECLares THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT AND STREET, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN TO EACH RESPECTIVELY.

THE STREETS SHOWN HEREIN ARE HEREBY DEDICATED TO THE TOWN OF GILBERT.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF GILBERT.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

TRACTS A THROUGH E, INCLUSIVE SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY THE HIGLEY POINTE HOMEOWNERS ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PLHAZ HIGLEY POINTE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED THEREUNTO DULY AUTHORIZED THIS 26th DAY OF July.

BY: PLHAZ HIGLEY POINTE, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature]
ITS Manager

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS 9th DAY OF July, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Scott Peterson, WHO ACKNOWLEDGED HIMSELF TO BE Manager OF PLHAZ HIGLEY POINTE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

By: Catherine Malloy 7/9/14
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9/7/2016

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 27, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2627.81 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, 513.66 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27 TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN BOOK 202 OF DEEDS, PAGE 131, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 0 DEGREES 08 MINUTES 20 SECONDS EAST, 65.00 FEET ALONG THE WEST LINE OF SAID PROPERTY TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, 569.85 FEET, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27;

THENCE NORTH 0 DEGREES 08 MINUTES 20 SECONDS EAST, 785.01 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 202 OF DEEDS, PAGE 131;

THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, 159.93 FEET ALONG A LINE PARALLEL WITH AND 850.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27;

THENCE NORTH 0 DEGREES 01 MINUTES 08 SECONDS WEST, 3.53 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS EAST, 409.85 FEET TO A POINT ON THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 202, PAGE 131;

THENCE SOUTH 0 DEGREES 07 MINUTES 59 SECONDS WEST, 787.82 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

FINAL PLAT HIGLEY POINTE

BEING A REPLAT OF A PORTION OF LOTS 28, 29, 30, 31 AND 32, OF THE CROSSROADS, ACCORDING TO BOOK 480 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER:

PORCHLIGHT HOLDINGS LLC
2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
TEL: (480)-813-1324
CONTACT: RYAN LARSEN

ENGINEER:

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOEL SAUREY, PE

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, THE BEARING OF WHICH IS ASSUMED: NORTH 89° 58' 52" EAST

LEGEND

<input type="checkbox"/>	SECTION CORNER
<input checked="" type="checkbox"/>	SET BRASS CAP (FLUSH) AT COMPLETION OF CONSTRUCTION
●	CORNER OF SUBDIVISION
BC	BRASS CAP
BCHH	BRASS CAP IN A HAND HOLE
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140520462 08/07/2014 11:06
BOOK 1197 PAGE 5
ELECTRONIC RECORDING

Gilbert1433-2-1-1-M
Palumbo

FEMA FLOOD NOTE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2765L DATED OCTOBER 16, 2013. FLOOD ZONE SHADED X IS DEFINED AS: AREAS OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

TOWN APPROVALS

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF GILBERT, ARIZONA

26th June 2014
TOWN MAYOR: Jane Johnson
Catherine Malloy

TOWN CLERK: Tom Lohr for Greg Smith 7-15-14
TOWN ENGINEER: Linda M. Edwards
TOWN PLANNING MANAGER

CERTIFICATION

I, MARY KENNEDY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2014; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR:
MARY KENNEDY, R.L.S.
EPS GROUP, INC.
2045 S. VINEYARD AVENUE STE 101
MESA, AZ 85210

Job No. 13-075

Sheet No. 1 of 2

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140520462 08/07/2014 11:06
BOOK 1197 PAGE 5
ELECTRONIC RECORDING

Gilbert1433-2-1-1-M-
Palumbo

REFERENCE DOCUMENTS:

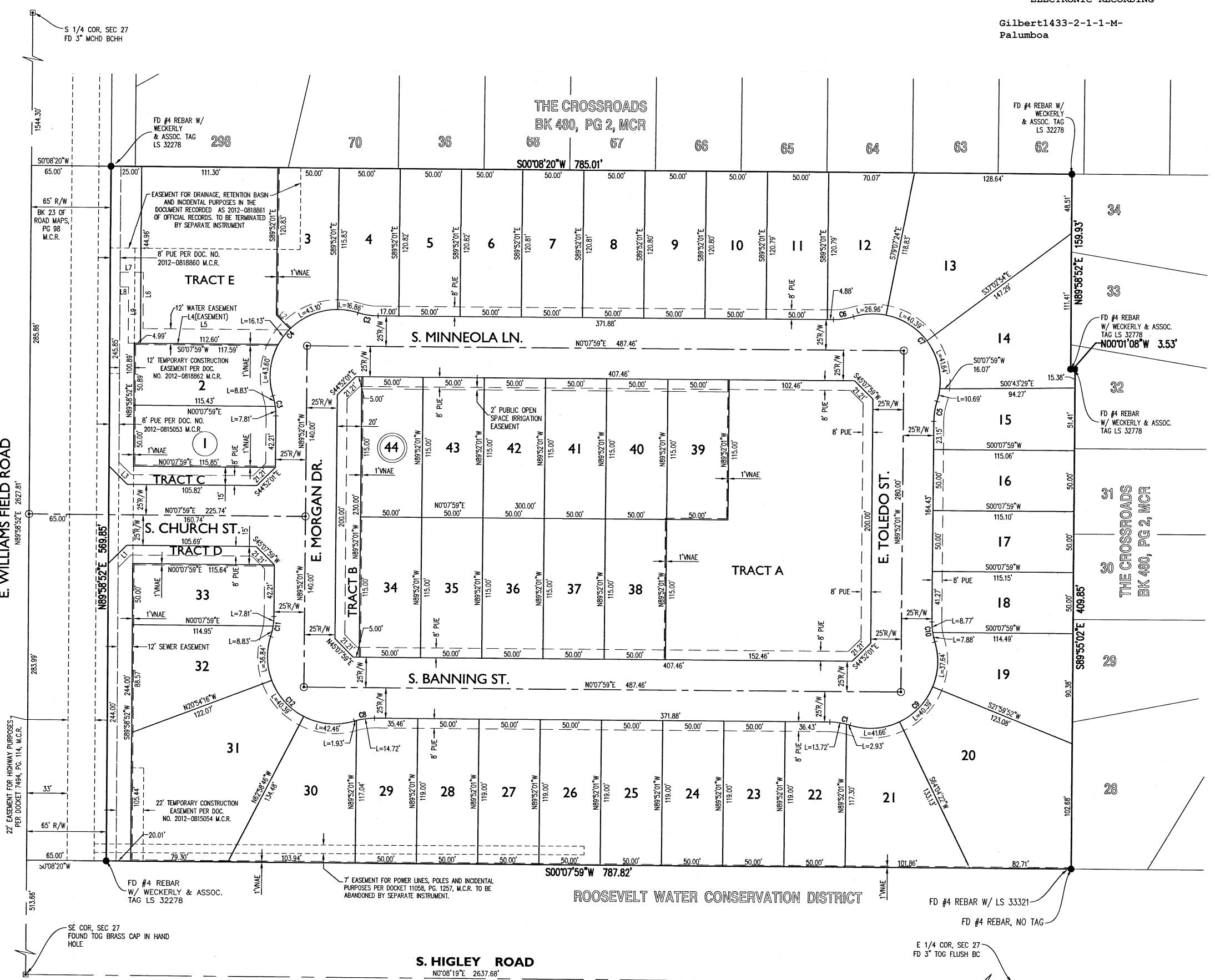
1. UNRECORDED RESULTS OF SURVEY MAP BY WECKERLY & ASSOCIATES, JOB NO. 051213, DATED 2-3-2006.
2. GDACS RECORD OF SURVEY, BOOK 658, PAGE 13, MCR.
3. RECORD OF SURVEY RECORDED IN BOOK 1188, PAGE 33 MCR.



HIGLEY POINTE

GILBERT, ARIZONA

Final Plat



LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
1	5,794	0.1330	23	5,950	0.1366
2	5,750	0.1320	24	5,950	0.1366
3	6,107	0.1402	25	5,950	0.1366
4	5,958	0.1368	26	5,950	0.1366
5	6,041	0.1387	27	5,950	0.1366
6	6,041	0.1387	28	5,950	0.1366
7	6,041	0.1387	29	5,941	0.1364
8	6,040	0.1387	30	8,630	0.1981
9	6,040	0.1387	31	14,311	0.3285
10	6,040	0.1387	32	7,509	0.1724
11	6,039	0.1386	33	5,777	0.1326
12	6,951	0.1596	34	5,750	0.1320
13	13,791	0.3166	35	5,750	0.1320
14	9,516	0.2185	36	5,750	0.1320
15	5,765	0.1324	37	5,750	0.1320
16	5,754	0.1321	38	5,750	0.1320
17	5,756	0.1321	39	5,750	0.1320
18	5,756	0.1321	40	5,750	0.1320
19	7,593	0.1743	41	5,750	0.1320
20	14,360	0.3297	42	5,750	0.1320
21	8,508	0.1953	43	5,750	0.1320
22	5,942	0.1364	44	5,750	0.1320

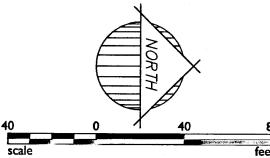
LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°56'35"E	21.19'
L2	N45°00'49"E	15.86'
L3	S45°03'25"W	21.24'
L4	S00°07'59"W	122.60'
L5	N00°07'59"E	119.29'
L6	S89°58'52"W	46.13'
L7	S00°01'08"E	19.00'
L8	S00°01'08"E	7.00'
L9	S89°58'52"W	46.10'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	16.65'	55.00'	17°20'29"	8.39'	16.58' S08°48'13"W
C2	16.65'	55.00'	17°20'29"	8.39'	16.58' N08°48'13"E
C3	16.65'	55.00'	17°20'29"	8.39'	16.58' S81°27'44"W
C4	119.69'	55.00'	124°40'58"	104.94'	97.43' S44°52'01"E
C5	16.65'	55.00'	17°20'29"	8.39'	16.58' S81°11'47"E
C6	16.65'	55.00'	17°20'29"	8.39'	16.58' N08°32'16"W
C7	119.69'	55.00'	124°40'58"	104.94'	97.43' S45°07'59"W
C8	16.65'	55.00'	17°20'29"	8.39'	16.58' S08°32'16"E
C9	119.69'	55.00'	124°40'58"	104.94'	97.43' N44°52'01"W
C10	16.65'	55.00'	17°20'29"	8.39'	16.58' N81°27'44"E
C11	16.65'	55.00'	17°20'29"	8.39'	16.58' N81°11'47"W
C12	119.69'	55.00'	124°40'58"	104.94'	97.43' N45°07'59"E

Call at least two full working days
ABZONACT
Dish 8-1 or 1400-STAV-0725-SM
Maricopa County: (602) 253-1000

Designer:
Drawn by: MK

RECEIVED
RECEIVED
EXPIRES: 6/30/13
Job No.
13-075
FP02
Sheet No.
2 of 2



GRADING AND DRAINAGE ACKNOWLEDGMENT –
LOTS HAVE BEEN DESIGNED TO PROVIDE DRAINAGE
FROM THE LOT TO A STREET OR DIRECTLY TO A
WASH/OPEN SPACE AREA. THE OWNER SHALL BE
RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE
FINISH GRADE CAUSED BY LANDSCAPING AFTER
CLOSE OF ESCROW.

PORCHLIGHT
HOMES™
1440 N. 40th Street, Suite 1 Mesa, AZ 85205



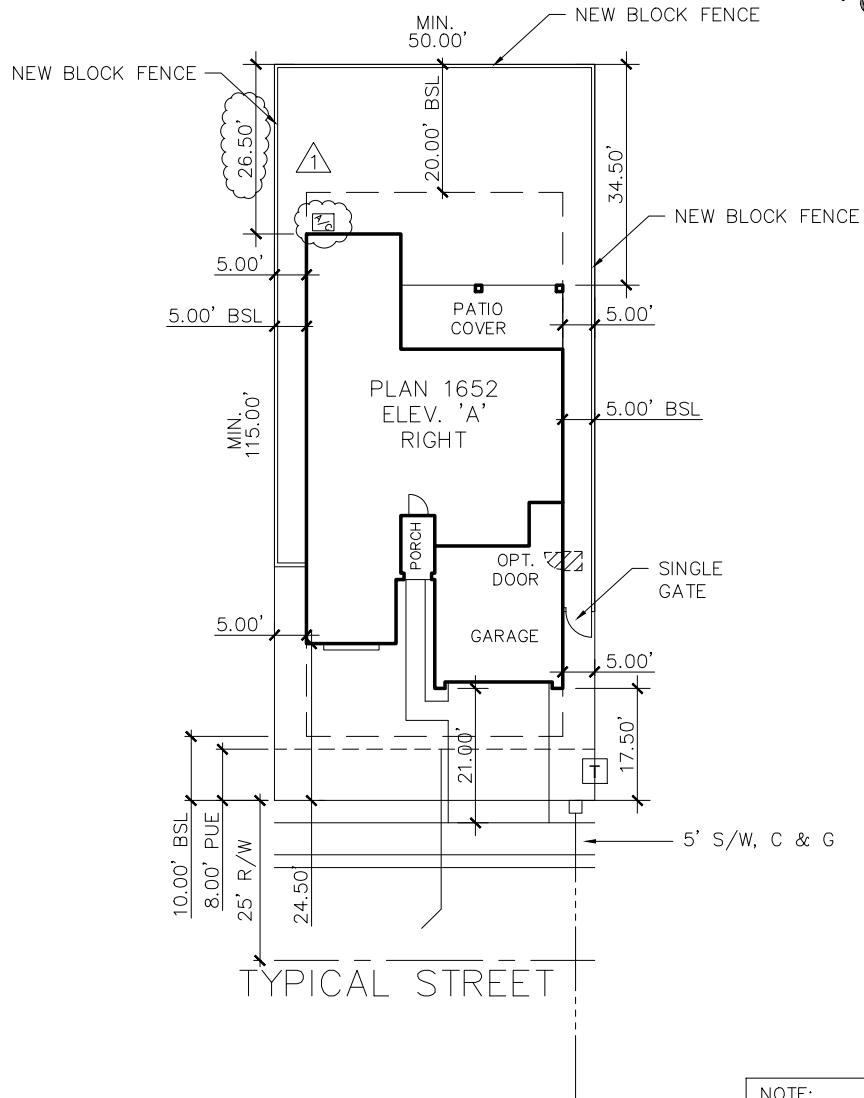
INITIALS: _____ INITIALS: _____

DATE DRAWN: 6/6/14
REVISION DATE: 8/4/14

0 30 60
SCALE: 1"=30'-0"

PLOT PLAN

FOR CONSTRUCTION



COORDINATE ALL EASEMENTS (U.B.E., P.U.E.,
N.V.A.E., ETC.) w/ APPROVED PLAT –
TYPICAL

NOTE:
FENCE LINES AND RETAINING WALLS MAY
VARY BASED ON EXISTING FIELD
CONDITIONS. ALL MEASUREMENTS,
ORIENTATION, AND UTILITY LOCATIONS ARE
APPROXIMATE. FIELD SUPERINTENDENT TO
VERIFY PRIOR TO START OR CONSTRUCTION.

STANDARD ENTRY / PORCH:	53 SQ.FT.	OPTIONS: (AFFECTING FOOTPRINT ONLY)	MIN. BUILDING SETBACKS (SF-D ZONING)
STANDARD PATIO:	253 SQ.FT.	(L) LIVABLE SQUARE FOOTAGE	FRONT LOAD GARAGE = 10'
STANDARD GARAGE:	481 SQ.FT.	(NL) NON-LIVABLE SQUARE FOOTAGE	SIDE LOAD GARAGE = 10'
STANDARD LIVABLE 1st Flr:	1652 SQ.FT.	OPT. DOOR +0(L) +0(NL)	FRONT LIVABLE / PORCH = 10'
STANDARD LIVABLE 2nd Flr:	0 SQ.FT.	(L) (NL)	REAR = 20'
ARCH. PROJECTIONS:	0 SQ.FT.	(L) (NL)	SIDES = 5' MIN. / TOTAL 10' (20' MIN. DRIVEWAY FROM BACK OF WALK.)
TOTAL LIVABLE :	1652 SQ.FT.	TOTALS: +0(L) +0(NL)	
TOTAL UNDER ROOF :	2439 SQ.FT.		
TOTAL 1st FLOOR FOOTPRINT:	2439 SQ.FT.		
LOT :	5750 SQ.FT.	FINISH FLOOR ELEVATION:	LINEAL FEET OF FENCE: 224 L.F.
LOT COVERAGE :	42% (60% MAX.)	FINISH PAD ELEVATION:	CONCRETE DRIVE / WALK : 392 SQ.FT.

LEGEND

- [Hatched square] ARCHITECTURAL OPTIONS
- [Circle with diagonal line] S.D.T. SITE VISIBILITY TRIANGLE
- [Cross-hatch] W.M.E. WALL MAINTENANCE EASEMENT
- [Cross-hatch] N.V.A.E. NON-VEHICULAR ACCESS EASE.
- [Cross-hatch] P.U.E. PUBLIC UTILITY EASEMENT
- [Line with arrow] B.S.L. BUILDING SETBACK LINE
- [Circle with dot] FIRE HYDRANT
- [Circle with dot] ELECTRIC SVC LOC
- [Square with T] JUNCTION BOX LOC
- [Line with arrow] STREET LIGHT LOC

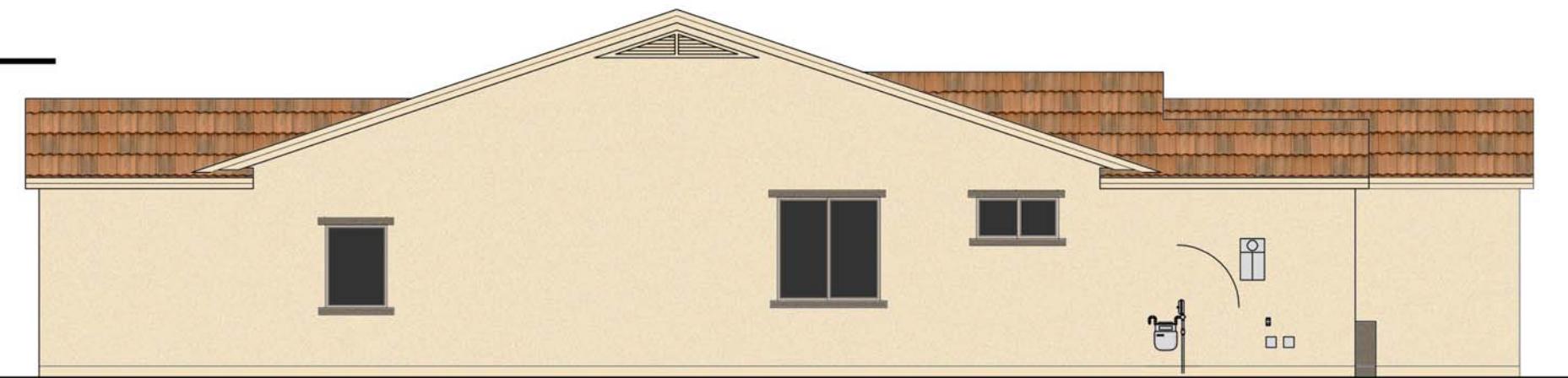
SUBDIVISION	HIGLEY POINTE	PARCEL	ADDRESS	TYPICAL LOT ADDRESS
LOT	TYP.	MODEL	1652	ELEVATION A

PORCHLIGHT
HOMES™
Color Scheme - A.1



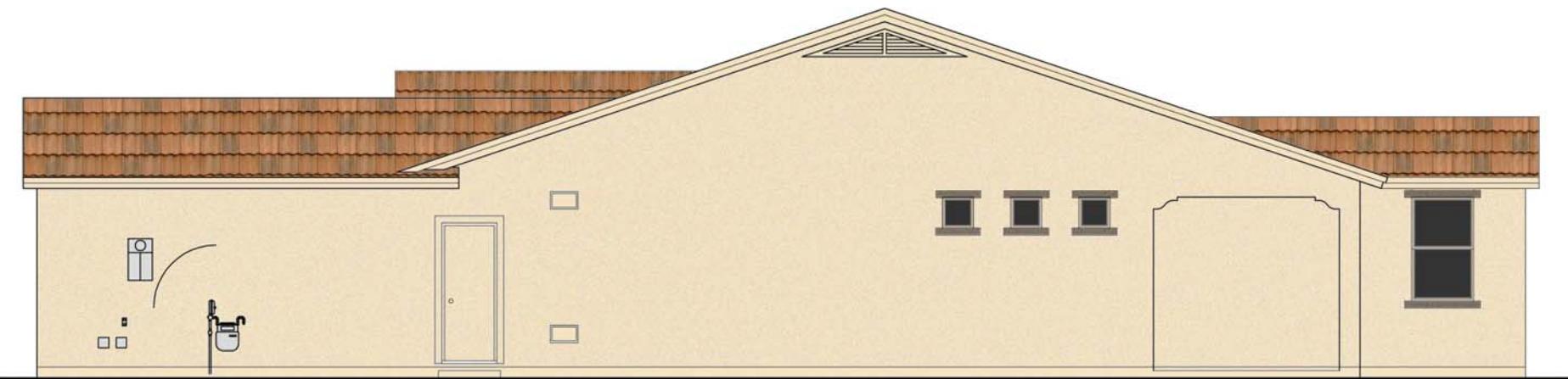
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Higley Pointe
Plan 1652 - Design Review



ELEVATION 'A' - SPANISH COLONIAL

SCALE 1/8" = 1'-0"

**PORCHLIGHT
HOMES™**
Color Scheme - B.1



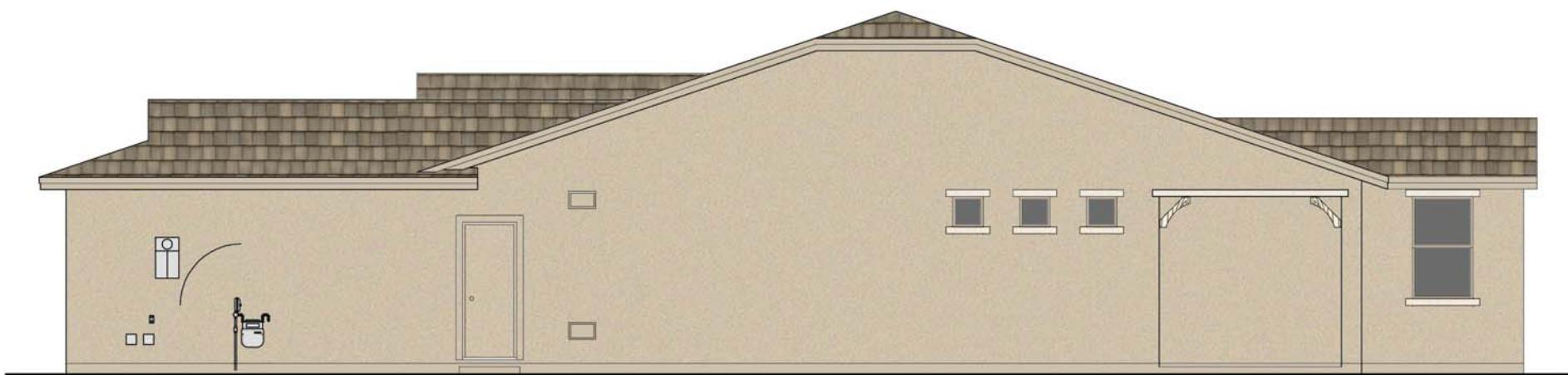
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Higley Pointe
Plan 1652 - Design Review



ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/8" = 1'-0"

**PORCHLIGHT
HOMES™**
Color Scheme - C.1



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Higley Pointe
Plan 1652 - Design Review



ELEVATION 'C' - DESERT PRAIRIE

SCALE 1/8" = 1'-0"



DESIGN REVIEW SUBMITTAL

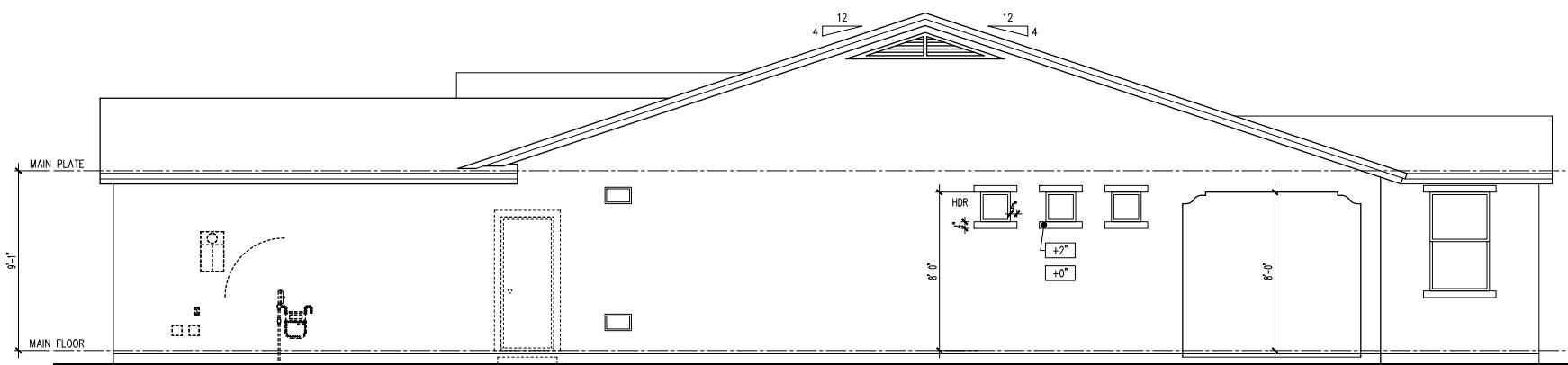
Exterior Elevations

Elevation 'A'

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TMD CHECKED BY: DATE:
 DR COMMENTS 8/8/14

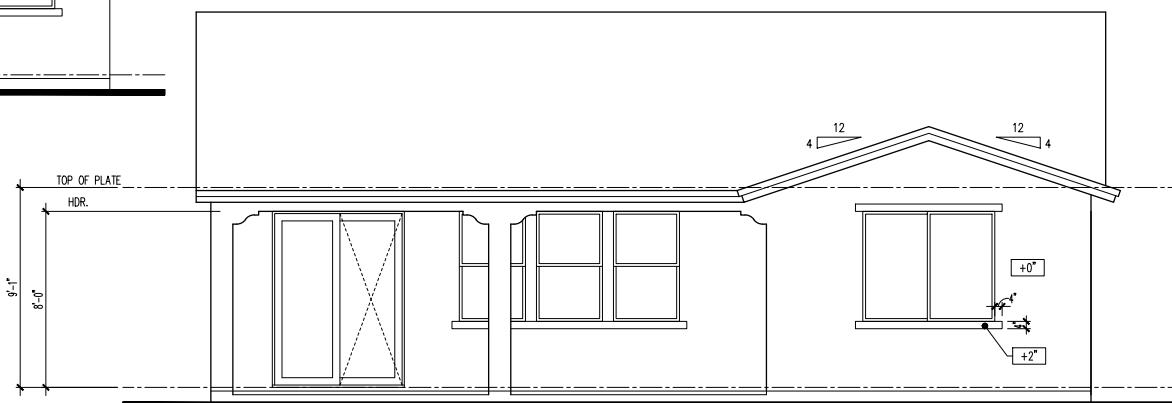
PLAN NUMBER
Plan 1652
Highley Pointe

SHEET No.
A3.00



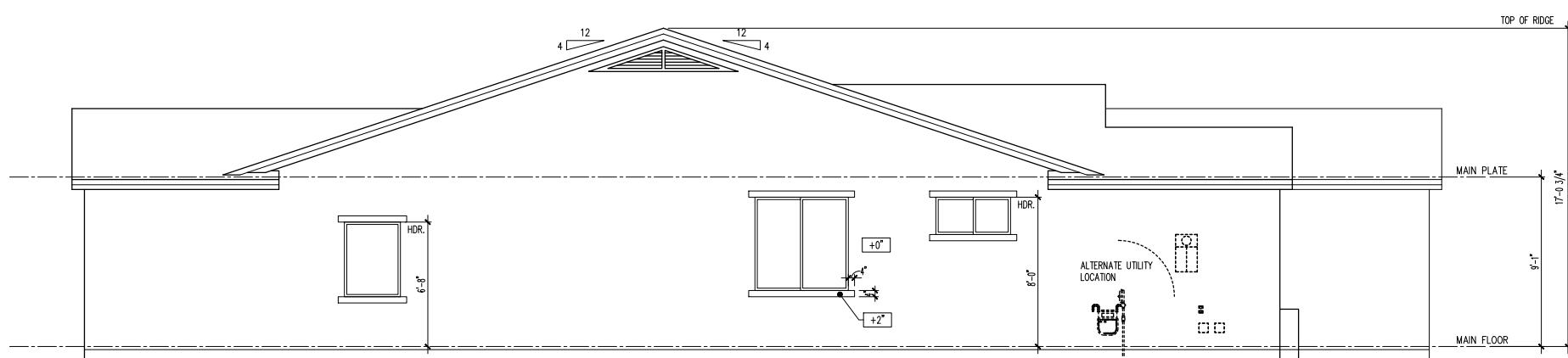
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



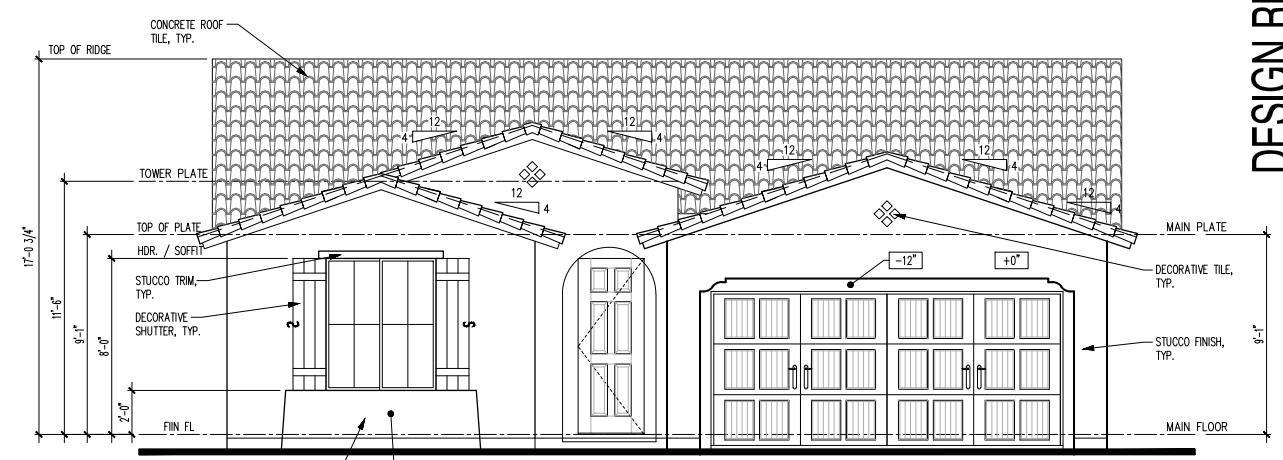
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'A' - SPANISH COLONIAL

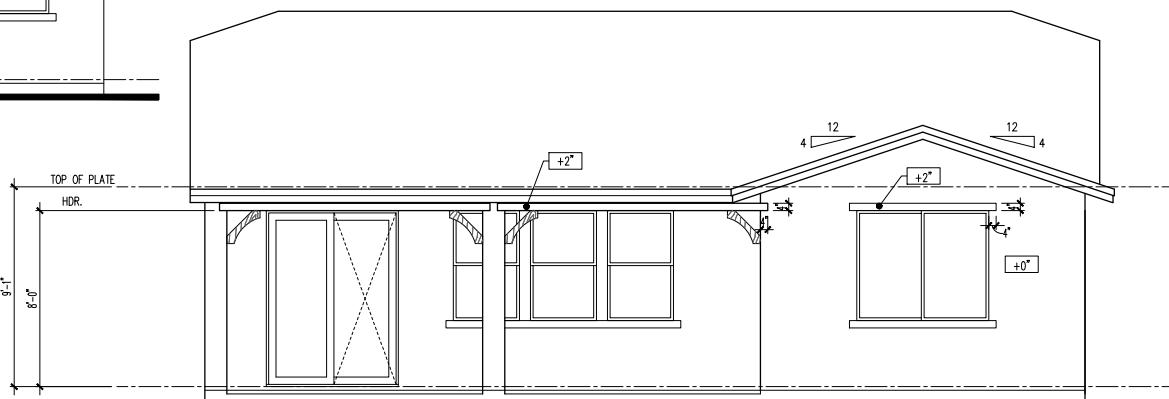
SCALE 1/4" = 1'-0"



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CHECKED BY:	
DATE:	
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<input type="checkbox"/> A	
<input type="checkbox"/> B	
<input type="checkbox"/> C	
<input type="checkbox"/> D	

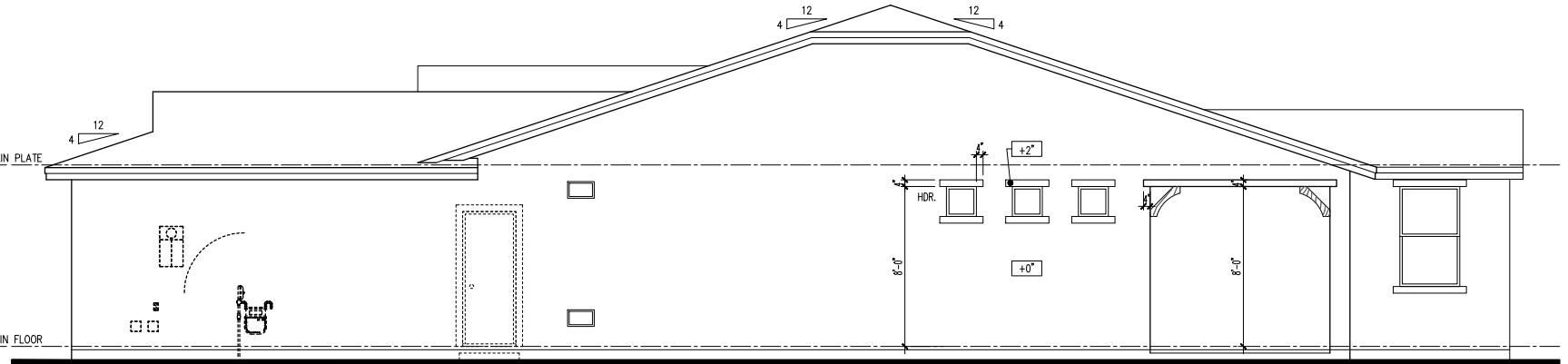
ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/4" = 1'-0"



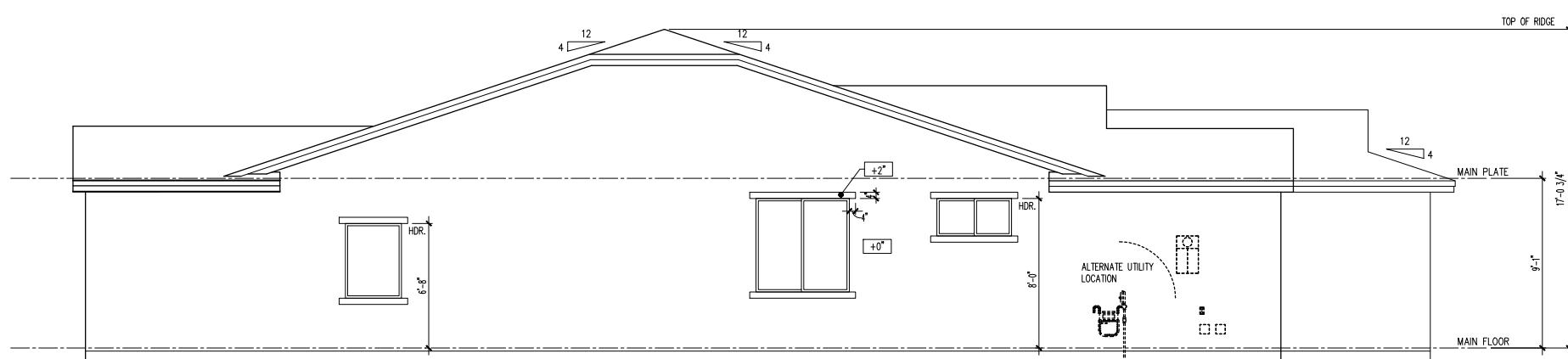
REAR ELEVATION

SCALE 1/4" = 1'-0"



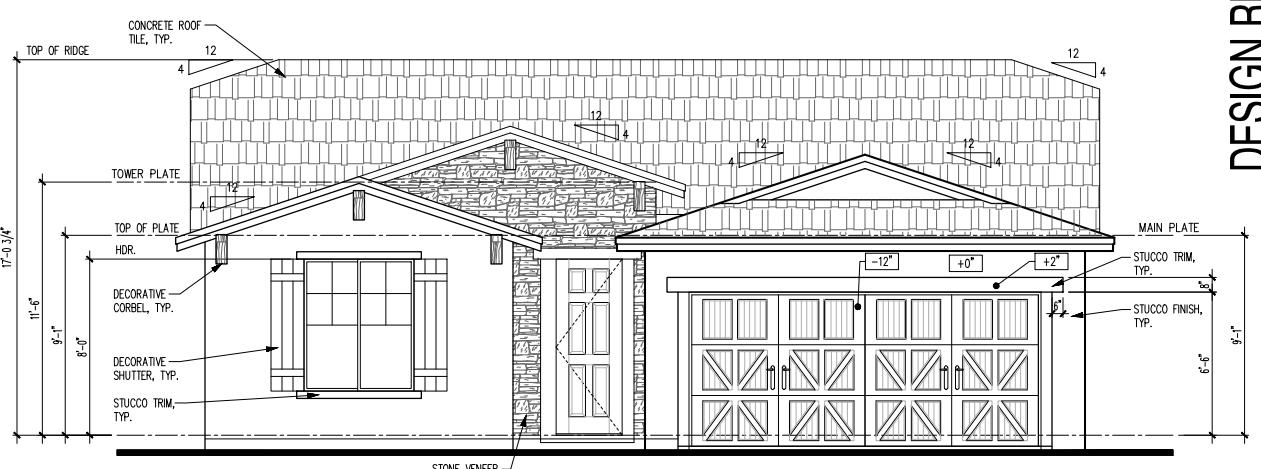
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



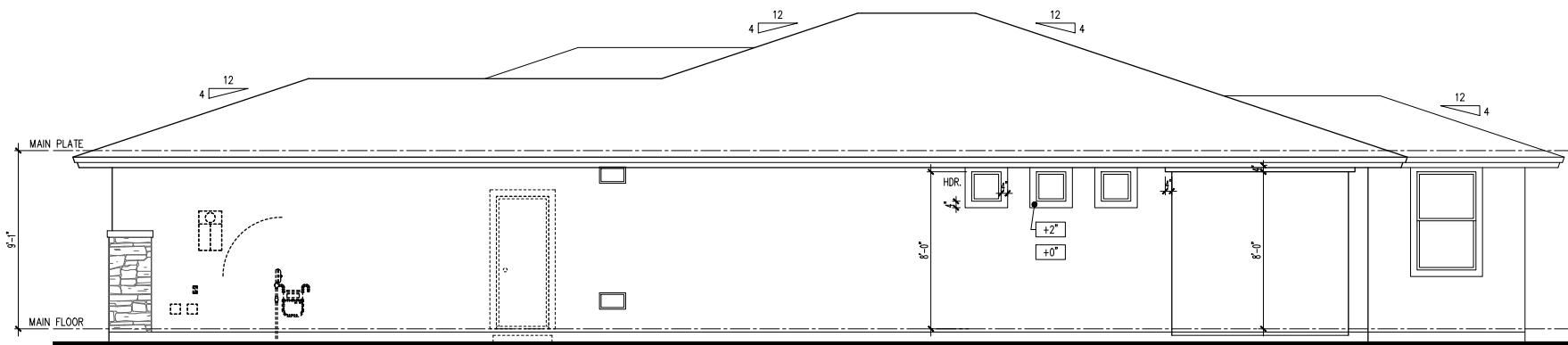
ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/4" = 1'-0"

DESIGN REVIEW SUBMITTAL

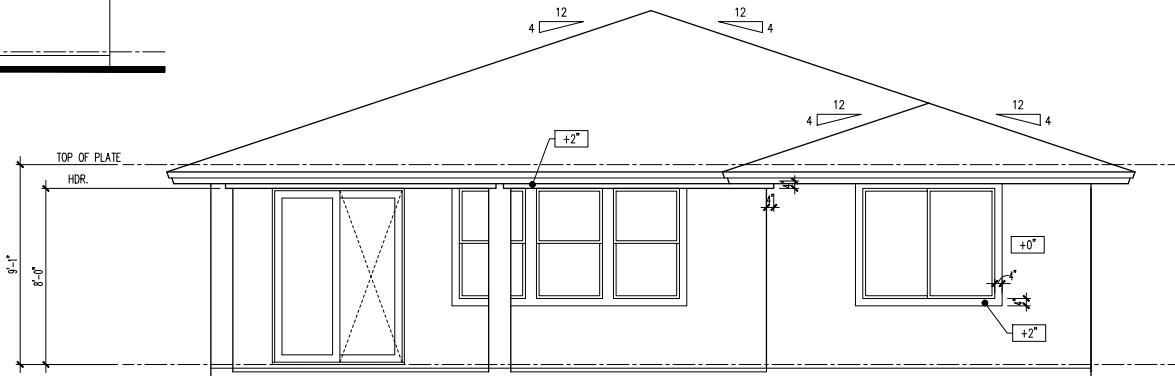
Exterior Elevations

Elevation 'B'



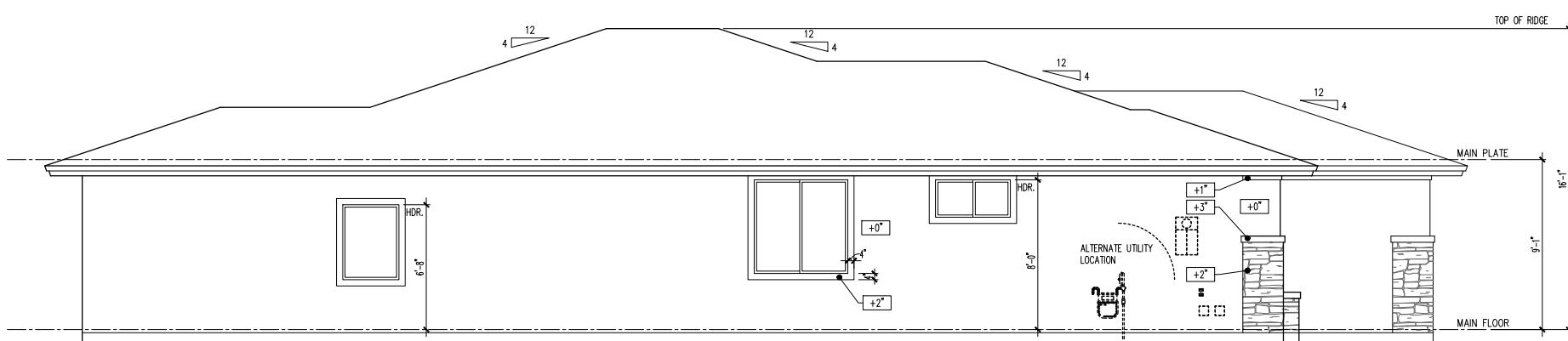
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



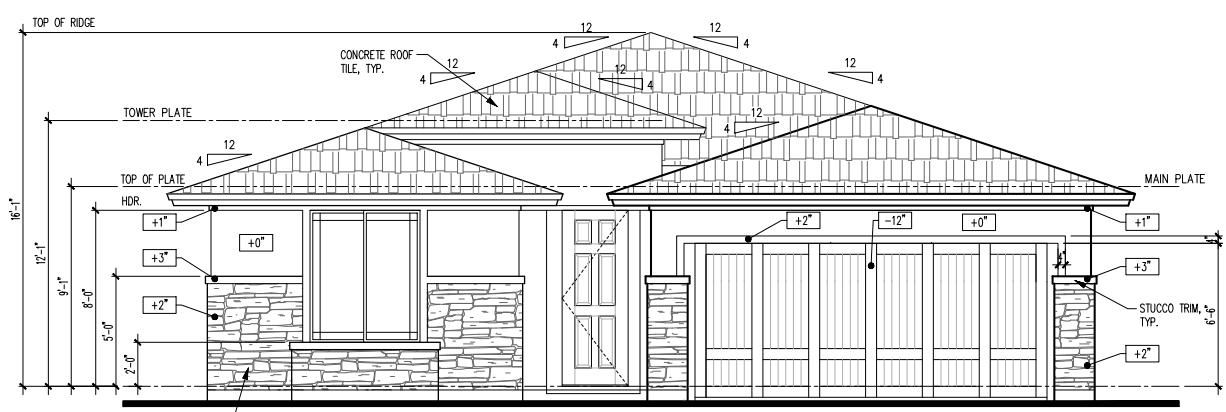
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'C' - DESERT PRAIRIE

SCALE 1/4" = 1'-0"

DESIGN REVIEW SUBMITTAL

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TMD	2/20/14
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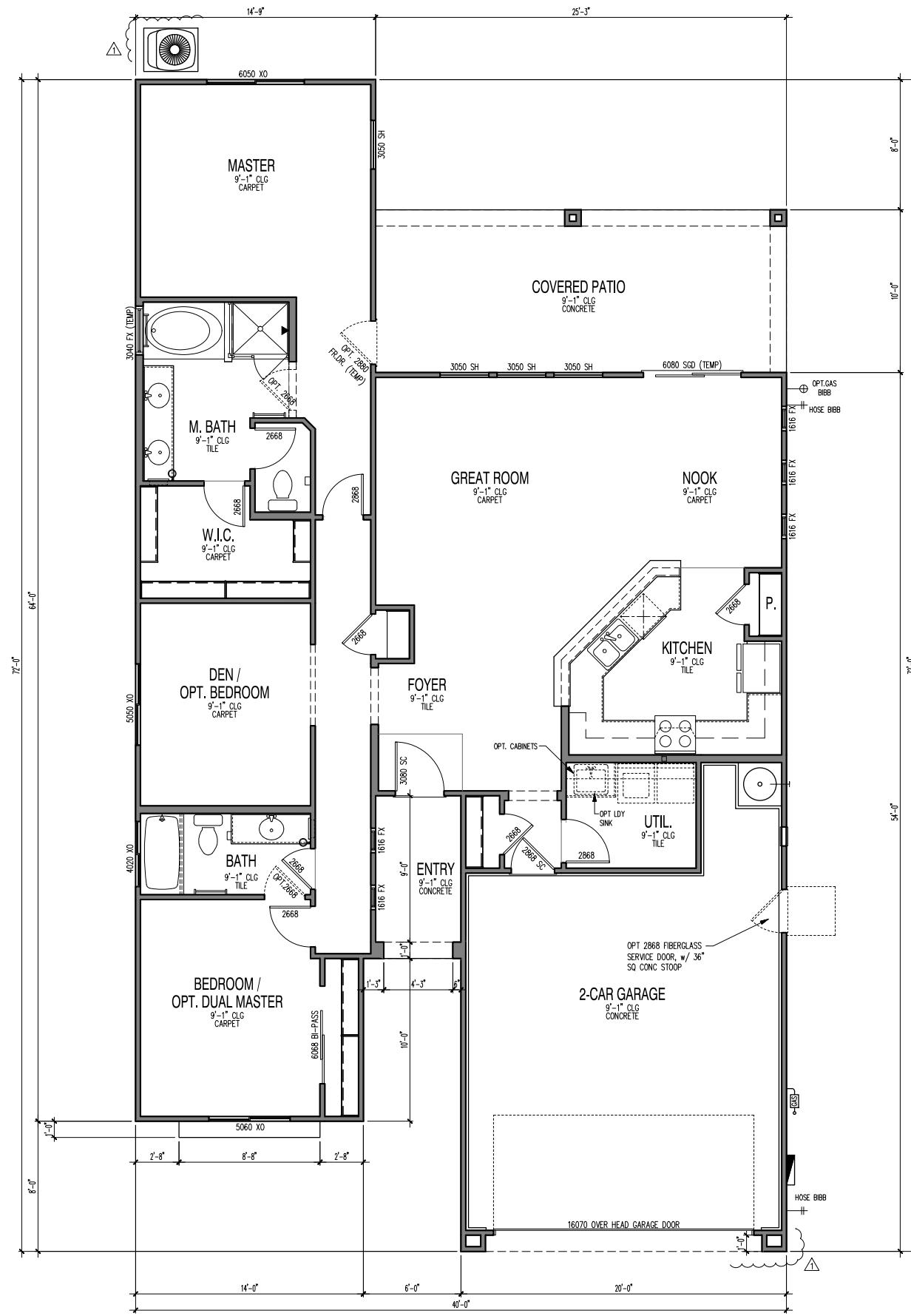
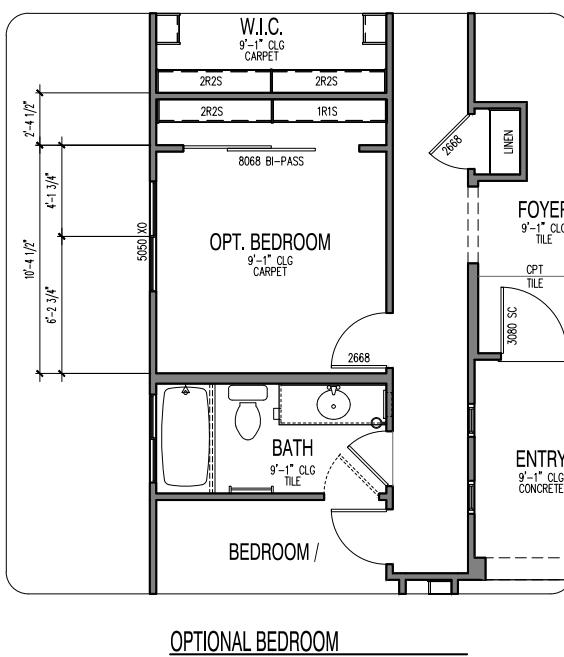
PLAN NUMBER
Plan 1652
Highley Pointe

SHEET No.

A3.20

DESIGN REVIEW SUBMITTAL

First Floor Plan
Elevation 'A'



AREA(S)	'A' ELEVATION (LIVABLE) (UNDER ROOF)	'B' ELEVATION (LIVABLE) (UNDER ROOF)	'C' ELEVATION (LIVABLE) (UNDER ROOF)
LIVABLE (FIRST FLOOR) (A)	1652	1652	1652
LIVABLE (SECOND FLOOR) (B)	-	-	-
SUBTOTAL LIVABLE (A+B)	1652	1652	1652
COVERED PATIO (C)	253	253	253
GARAGE (D)	481	481	481
PORCH (E)	53	53	53
BALCONY / WALKDECK (F)	-	-	-
TOTAL STANDARD SPACES (A+B+C+D+E+F)	2439	2439	2439
TOTAL STANDARD FOOTPRINT (A+C+D+E)	2439	2439	2439
(G)			
(H)			
(I)			
(J)			
(K)			
SUBTOTAL MAXIMUM LIVABLE (A+B)	1652	1652	1652
TOTAL MAXIMUM FOOTPRINT (A+C+D+E)	2439	2439	2439

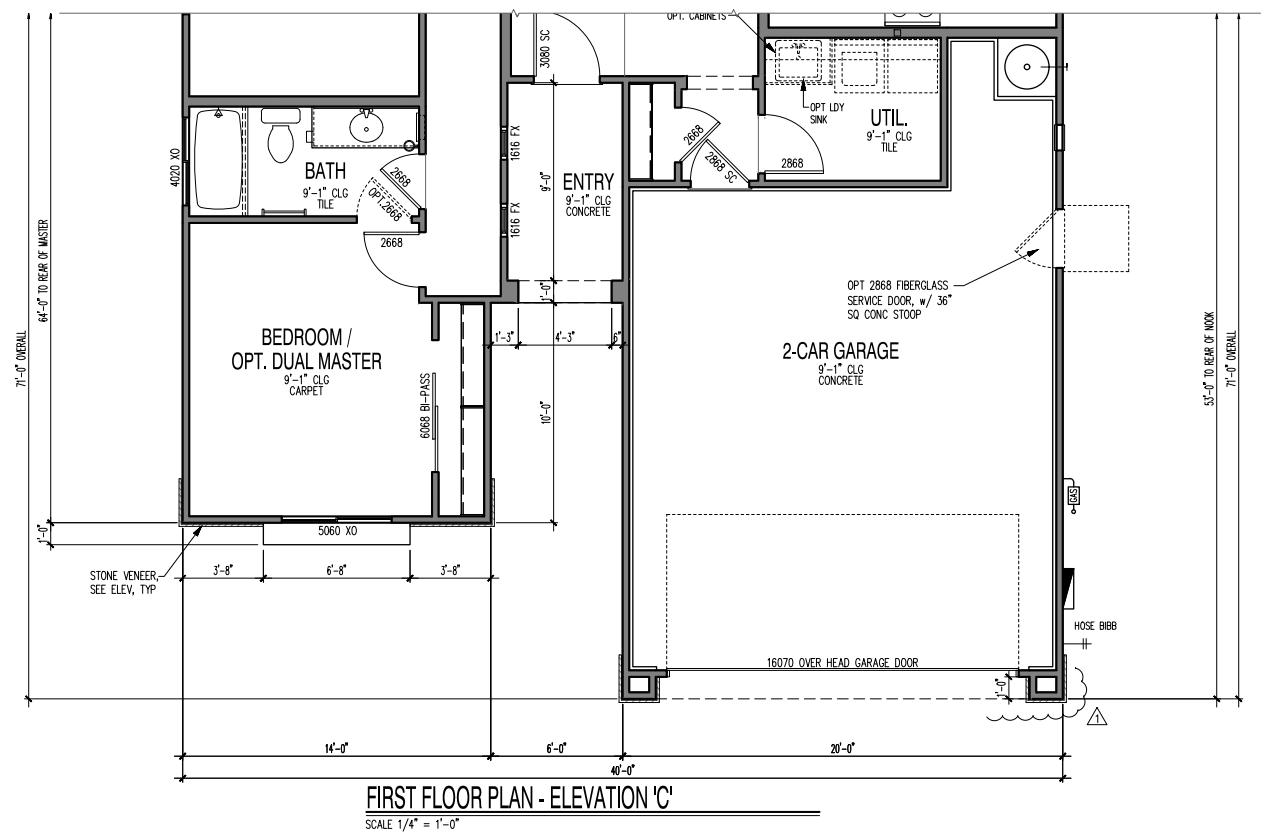
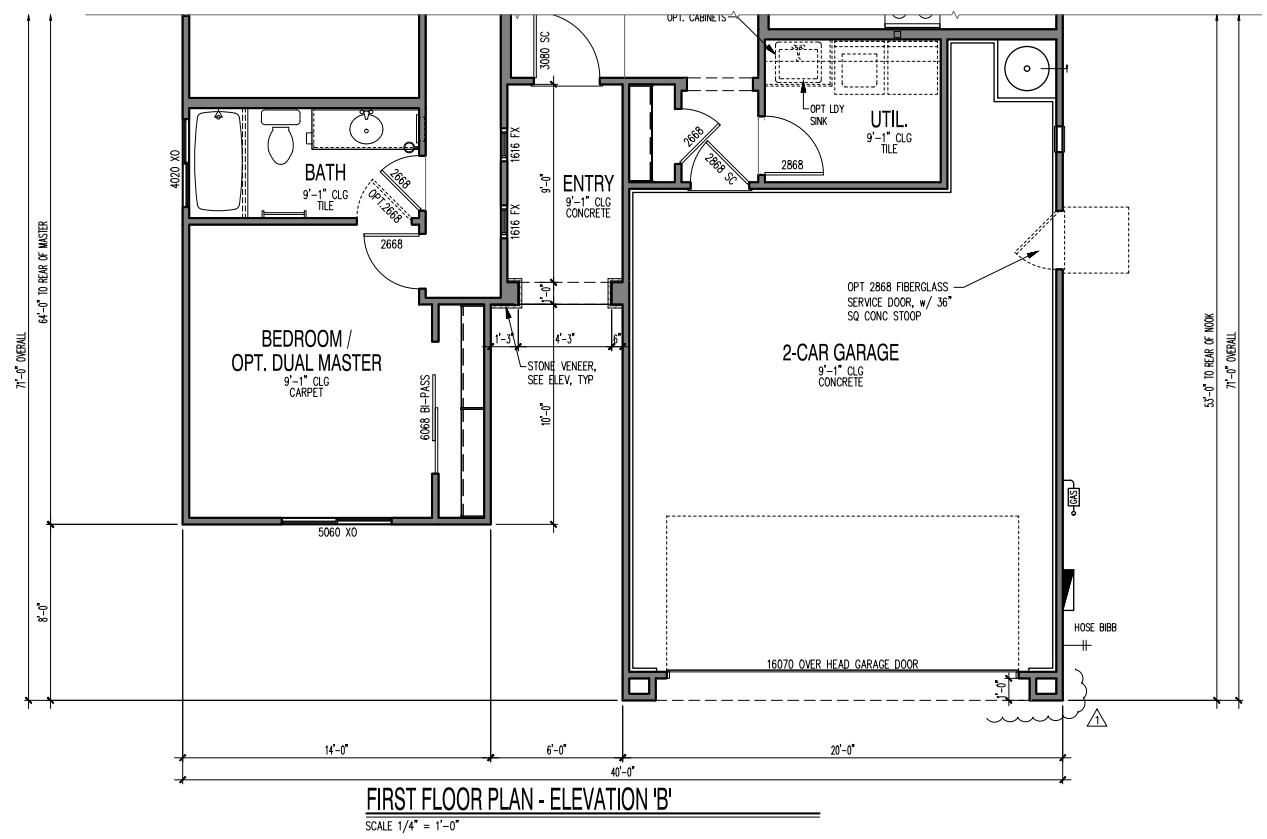
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DR. COMMENTS: 8/4/14	DATE:
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△	△
△	△
△	△

PLAN NUMBER: Plan 1652
Higley Pointe

SHEET No.: A1.00

DESIGN REVIEW SUBMITTAL

Partial First Floor Plans



DRAWN BY:	DATE:
TMD	3/2/14
CHECKED BY:	
DATE:	
DR COMMENTS	
8/8/14	
A	
A	
A	
A	

PLAN NUMBER
Plan 1652
Highley Pointe

SHEET No.

A1.01

GRADING AND DRAINAGE ACKNOWLEDGMENT –
 LOTS HAVE BEEN DESIGNED TO PROVIDE DRAINAGE
 FROM THE LOT TO A STREET OR DIRECTLY TO A
 WASH/OPEN SPACE AREA. THE OWNER SHALL BE
 RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE
 FINISH GRADE CAUSED BY LANDSCAPING AFTER
 CLOSE OF ESCROW.

**PORCHLIGHT
HOMES™**
 1440 N. 40th Street, Suite 1 Mesa, AZ 85205



INITIALS: _____ INITIALS: _____

DATE DRAWN: 6/6/14

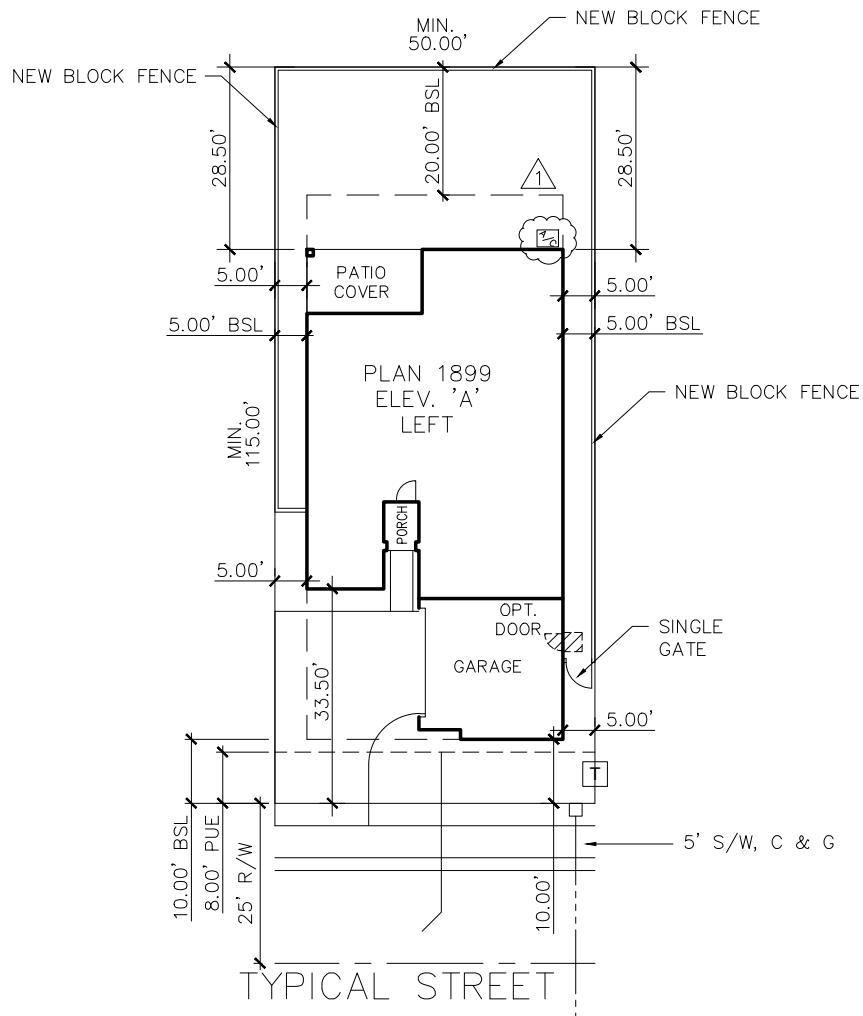
REVISION DATE: 8/4/14

0 30 60

SCALE: 1"=30'-0"

**FOR
PLOT PLAN**

*NOT
CONSTRUCTION*



COORDINATE ALL EASEMENTS (U.B.E., P.U.E.,
 N.V.A.E., ETC.) w/ APPROVED PLAT –
 TYPICAL

NOTE:
 FENCE LINES AND RETAINING WALLS MAY
 VARY BASED ON EXISTING FIELD
 CONDITIONS. ALL MEASUREMENTS,
 ORIENTATION, AND UTILITY LOCATIONS ARE
 APPROXIMATE. FIELD SUPERINTENDENT TO
 VERIFY PRIOR TO START OR CONSTRUCTION.

STANDARD ENTRY / PORCH: 42 SQ.FT.
 STANDARD PATIO: 180 SQ.FT.
 STANDARD GARAGE: 485 SQ.FT.
 STANDARD LIVABLE 1st Flr: 1899 SQ.FT.
 STANDARD LIVABLE 2nd Flr: 0 SQ.FT.
 ARCH. PROJECTIONS: 0 SQ.FT.

TOTAL LIVABLE : 1899 SQ.FT.

TOTAL UNDER ROOF : 2606 SQ.FT.

TOTAL 1st FLOOR FOOTPRINT: 2606 SQ.FT.

LOT : 5750 SQ.FT.

LOT COVERAGE : 45% (60% MAX.)

OPTIONS: (AFFECTING FOOTPRINT ONLY)
 (L) LIVABLE SQUARE FOOTAGE
 (NL) NON-LIVABLE SQUARE FOOTAGE

OPT. DOOR +0 (L) +0 (NL)
 (L) (NL)
 (L) (NL)

TOTALS: +0 (L) +0 (NL)

FINISH FLOOR ELEVATION:

FINISH PAD ELEVATION:

MIN. BUILDING SETBACKS (SF-D ZONING):

FRONT LOAD GARAGE = 10'

SIDE LOAD GARAGE = 10'

FRONT LIVABLE / PORCH = 10'

REAR = 20'

SIDES = 5' MIN. / TOTAL 10'

(20' MIN. DRIVEWAY FROM BACK OF WALK.)

LINEAL FEET OF FENCE: 220 L.F.

CONCRETE DRIVE / WALK : 665 SQ.FT.

LEGEND

- ARCHITECTURAL OPTIONS
- S.D.T. SITE VISIBILITY TRIANGLE
- W.M.E. WALL MAINTENANCE EASEMENT
- N.V.A.E. NON-VEHICULAR ACCESS EASE.
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- FIRE HYDRANT
- ELECTRIC SVC LOC
- JUNCTION BOX LOC
- STREET LIGHT LOC

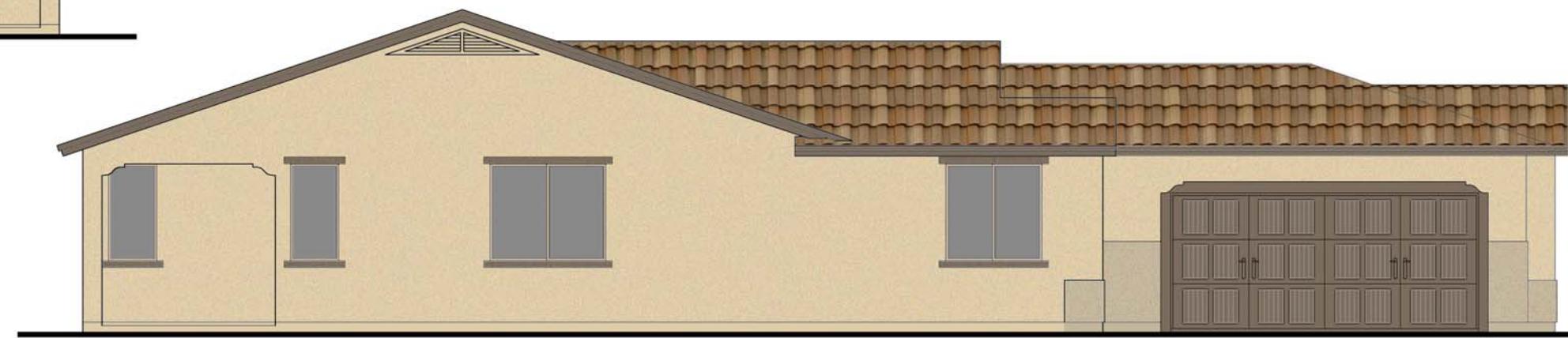
SUBDIVISION HIGLEY POINTE PARCEL ADDRESS TYPICAL LOT ADDRESS
 LOT TYP. MODEL 1899 ELEVATION A

**PORCHLIGHT
HOMES™**
Color Scheme - A.2



REAR ELEVATION

SCALE 1/8" = 1'-0"



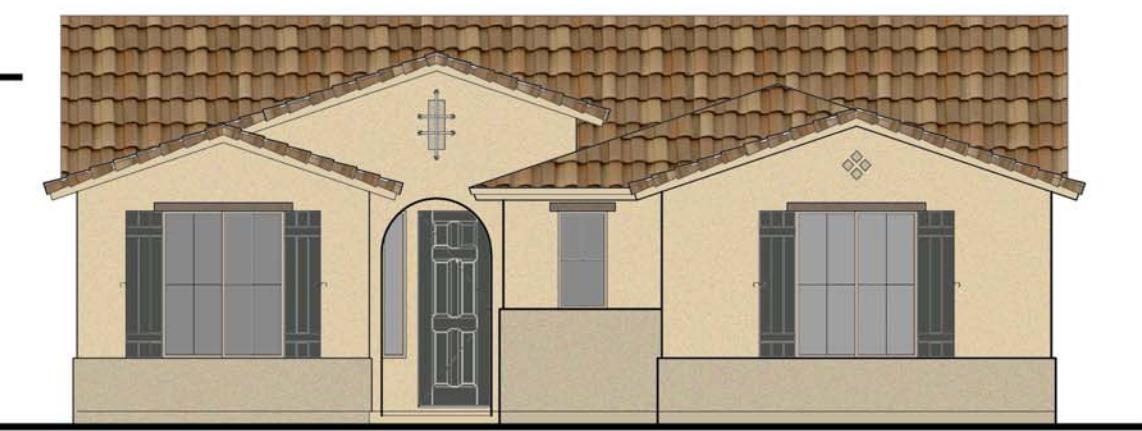
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



ELEVATION 'A' - SPANISH COLONIAL

SCALE 1/8" = 1'-0"

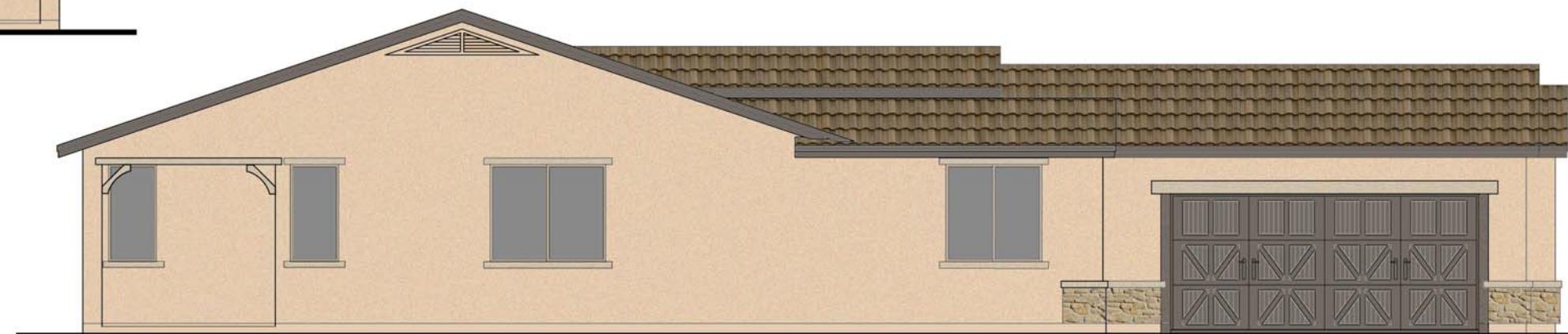
Higley Pointe
Plan 1899 - Design Review

**PORCHLIGHT
HOMES™**
Color Scheme - B.2



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

**Higley Pointe
Plan 1899 - Design Review**



ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/8" = 1'-0"

**PORCHLIGHT
HOMES™**
Color Scheme - C.2



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Higley Pointe
Plan 1899 - Design Review



ELEVATION 'C' - DESERT PRAIRIE

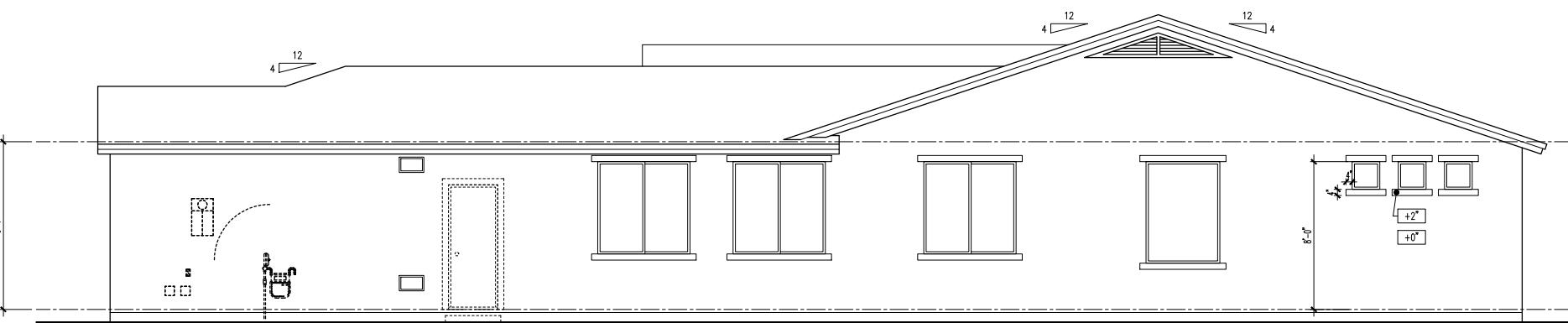
SCALE 1/8" = 1'-0"



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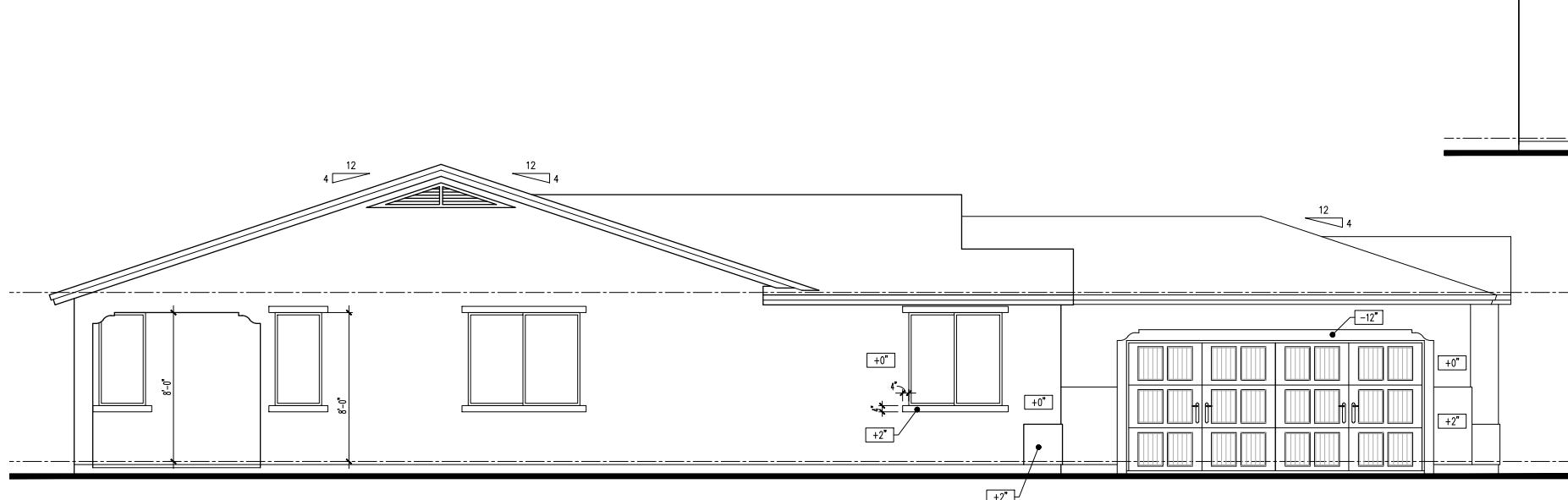
PLAN NUMBER
Plan 1899
Highley Pointe

SHEET No.
A3.00



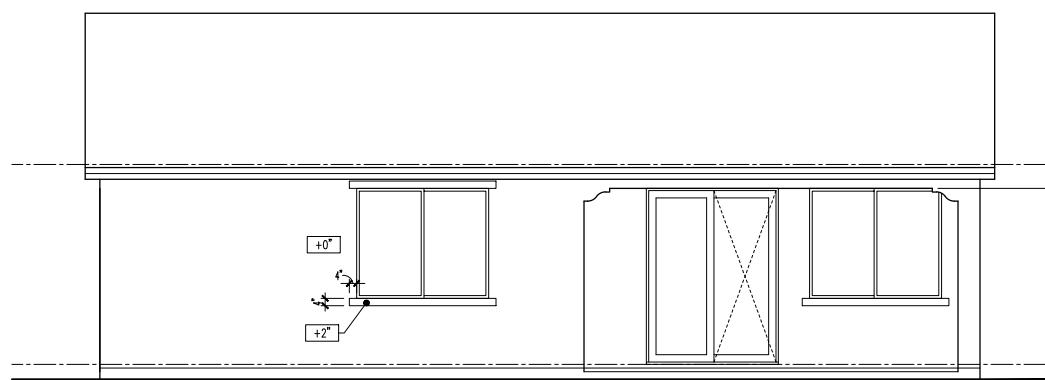
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



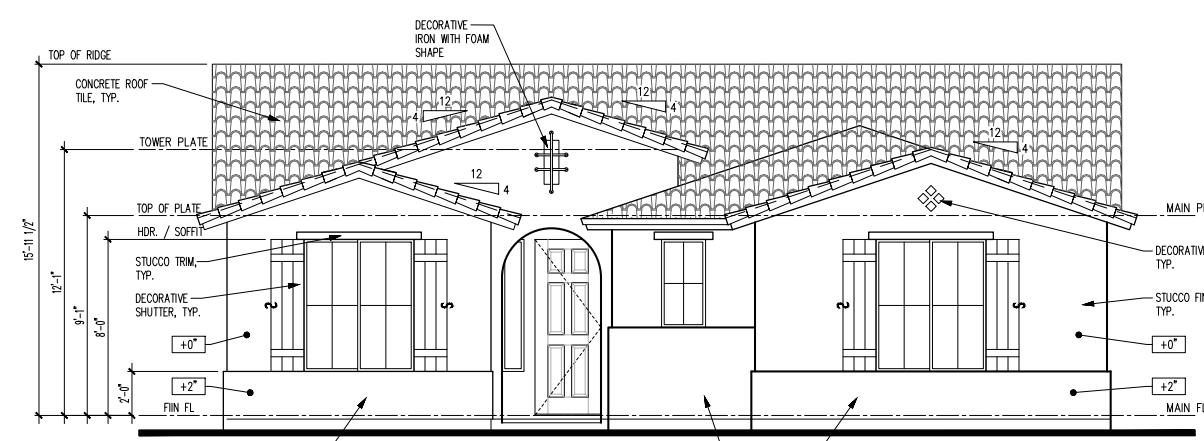
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'A' - SPANISH COLONIAL

SCALE 1/4" = 1'-0"



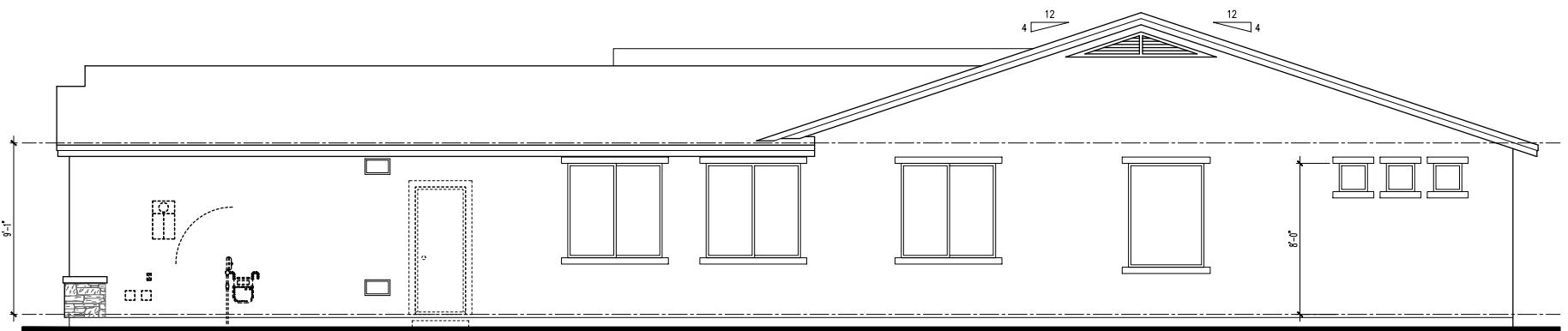
DESIGN REVIEW SUBMITTAL

Exterior Elevations
Elevation 'B'

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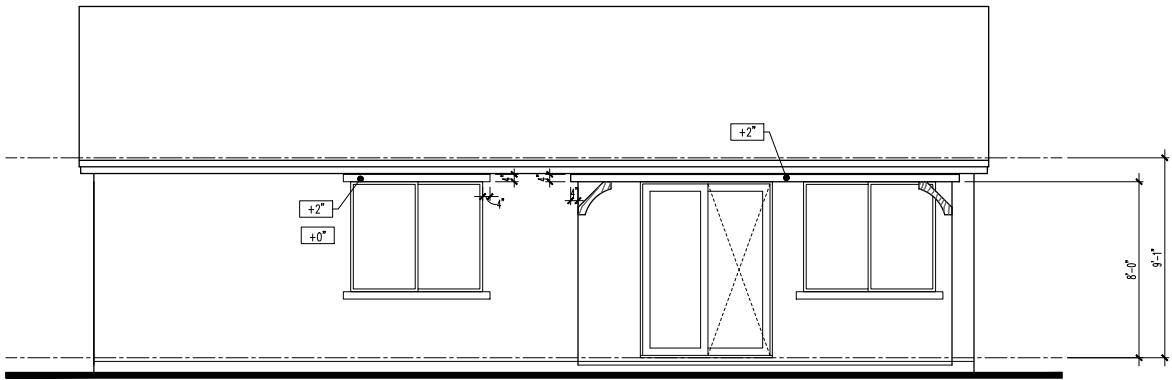
PLAN NUMBER
Plan 1899
Highley Pointe

SHEET No.
A3.10



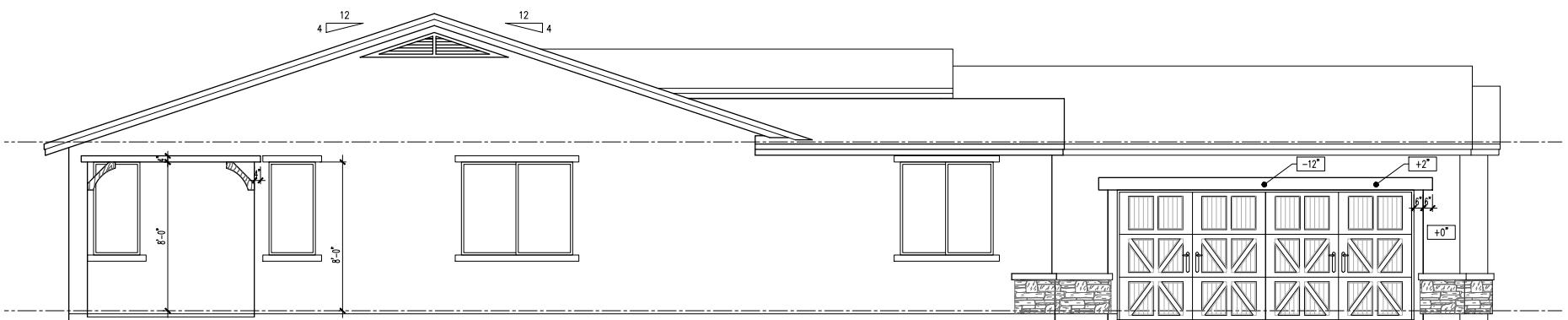
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



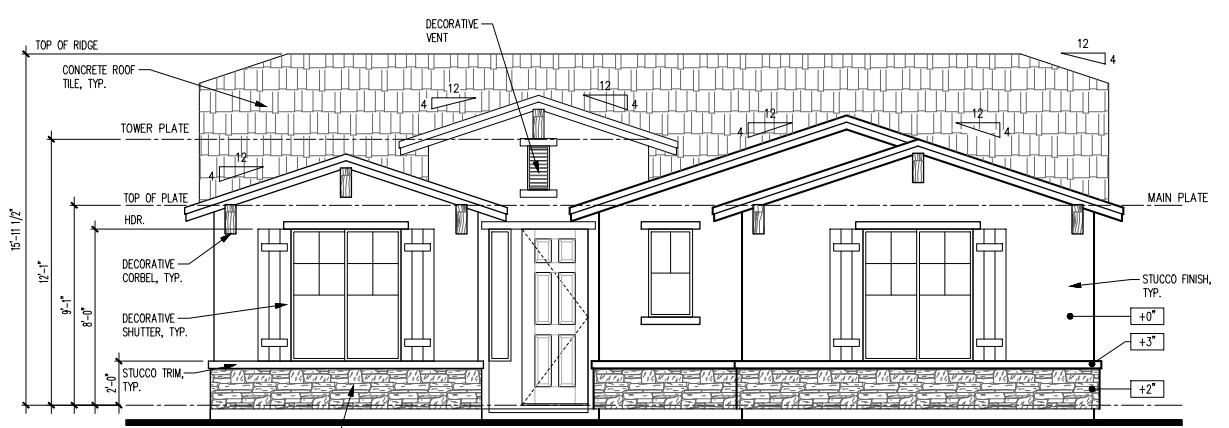
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/4" = 1'-0"

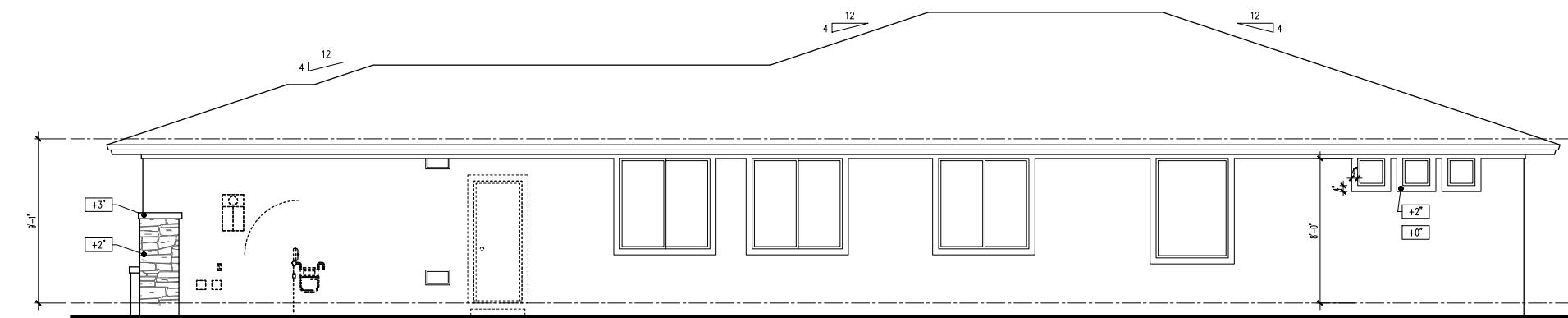


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TMD	2/20/14
CHECKED BY:	
DATE:	
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PLAN NUMBER:
Plan 1899
Highley Pointe

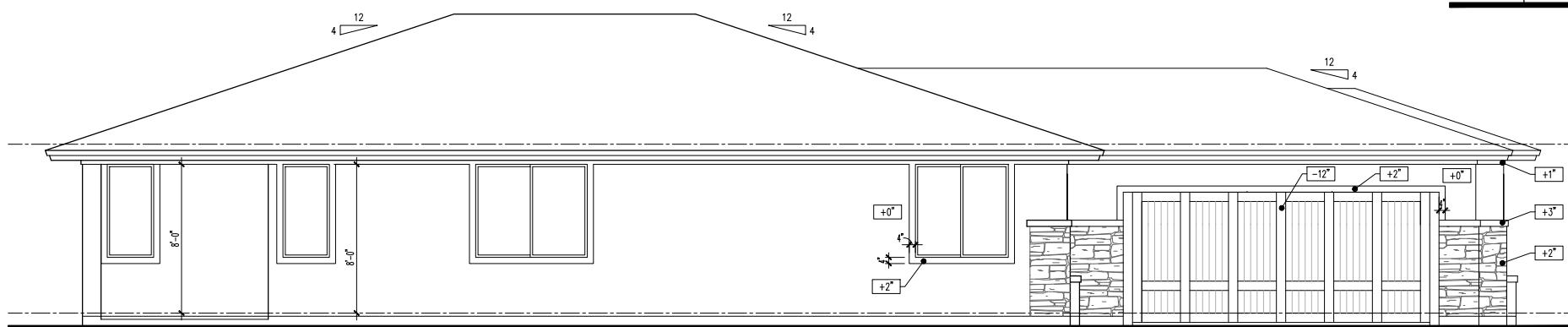
SHEET No.

A3.20



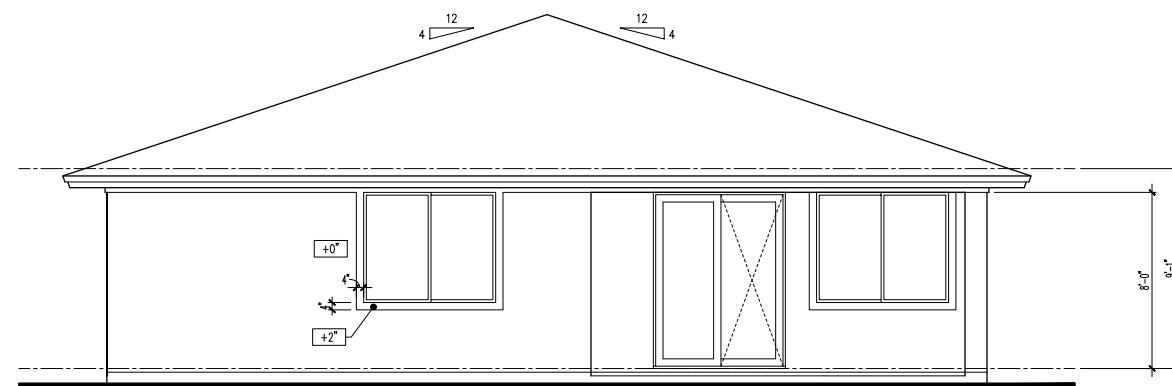
RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



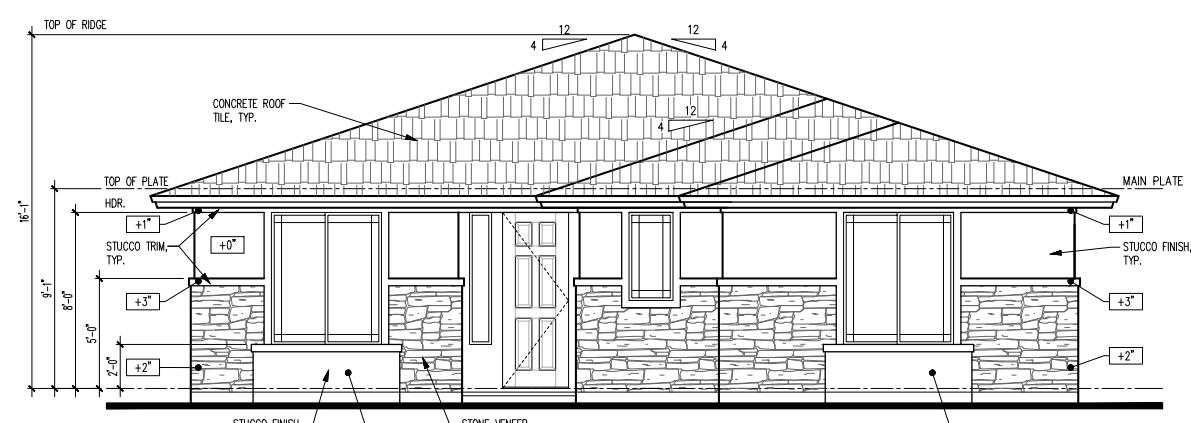
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



ELEVATION 'C' - DESERT PRAIRIE

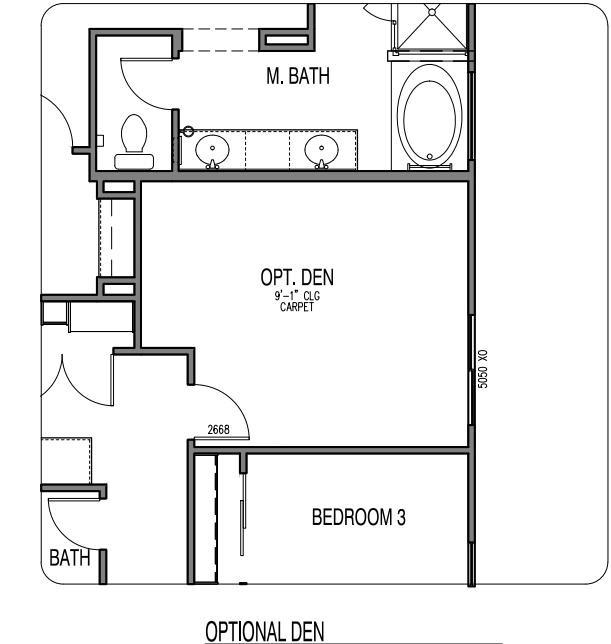
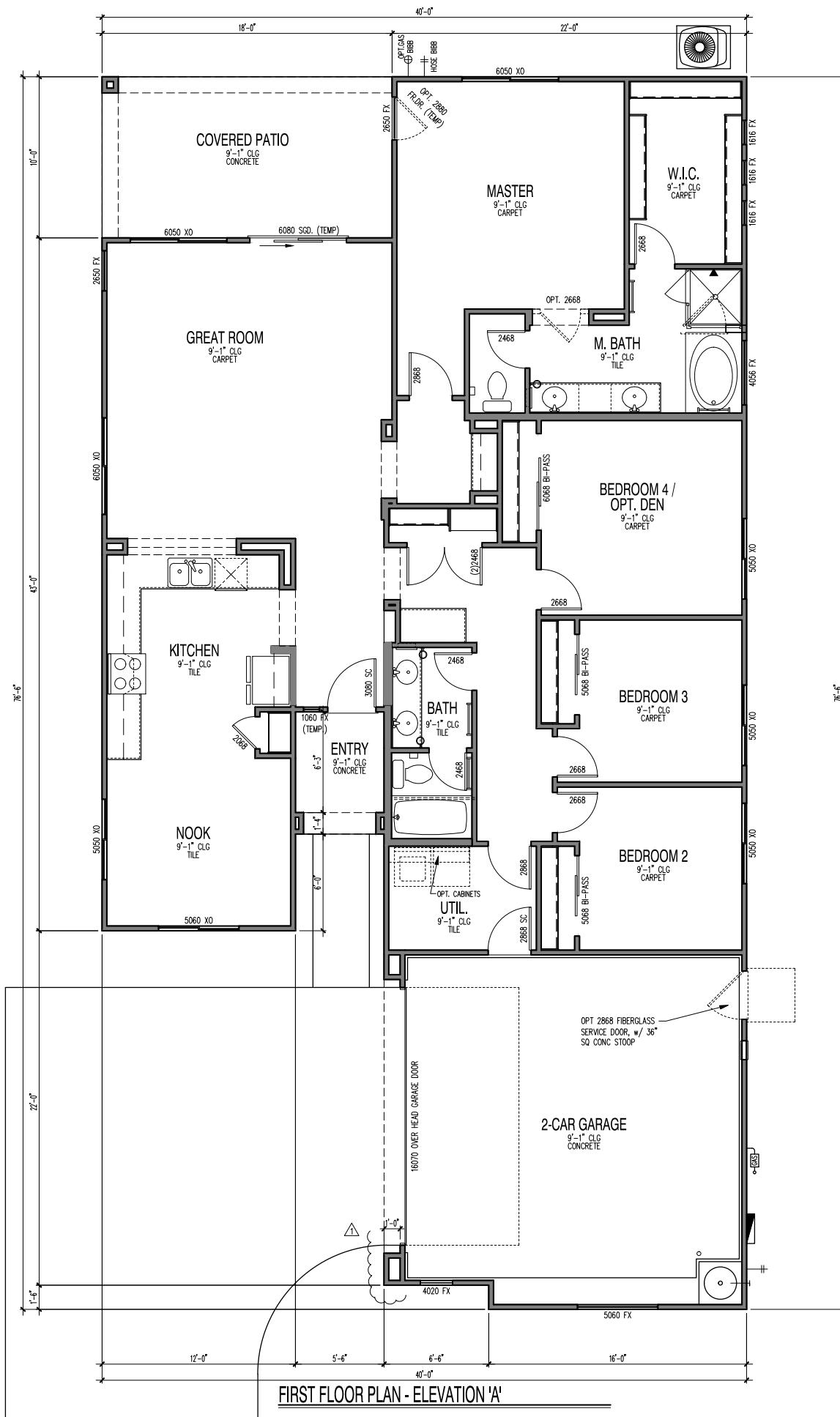
SCALE 1/4" = 1'-0"



PORCHLIGHT **HOMES**TM
Mesa, AZ 85205

DESIGN REVIEW SUBMITTAL

First Floor Plan
Elevation 'A'



AREA(S)	'A' ELEVATION (LIVABLE UNDER ROOF)	'B' ELEVATION (LIVABLE UNDER ROOF)	'C' ELEVATION (LIVABLE UNDER ROOF)
LIVABLE (FIRST FLOOR) (A)	1899	1899	1899
LIVABLE (SECOND FLOOR) (B)	-	-	-
SUBTOTAL LIVABLE (A+B)	1899	1899	1899
COVERED PATIO (C)	180	180	180
GARAGE (D)	465	465	465
PORCH (E)	42	42	42
BALCONY / WALKDECK (F)	-	-	-
TOTAL STANDARD SPACES (A+B+C+D+E+F)	2586	2586	2586
TOTAL STANDARD FOOTPRINT (A+C+D+E)	2586	2586	2586
(G)			
(H)			
(I)			
(J)			
(K)			
SUBTOTAL MAXIMUM LIVABLE (A+B)	1899	1899	1899
TOTAL MAXIMUM FOOTPRINT (A+C+D+E)	2586	2586	2586

DRAWN BY: TMD	DATE: 3/29/14
CHECKED BY: DATE:	
△ DR. COMMENTS 8/4/14	
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△ 4	
△ 5	

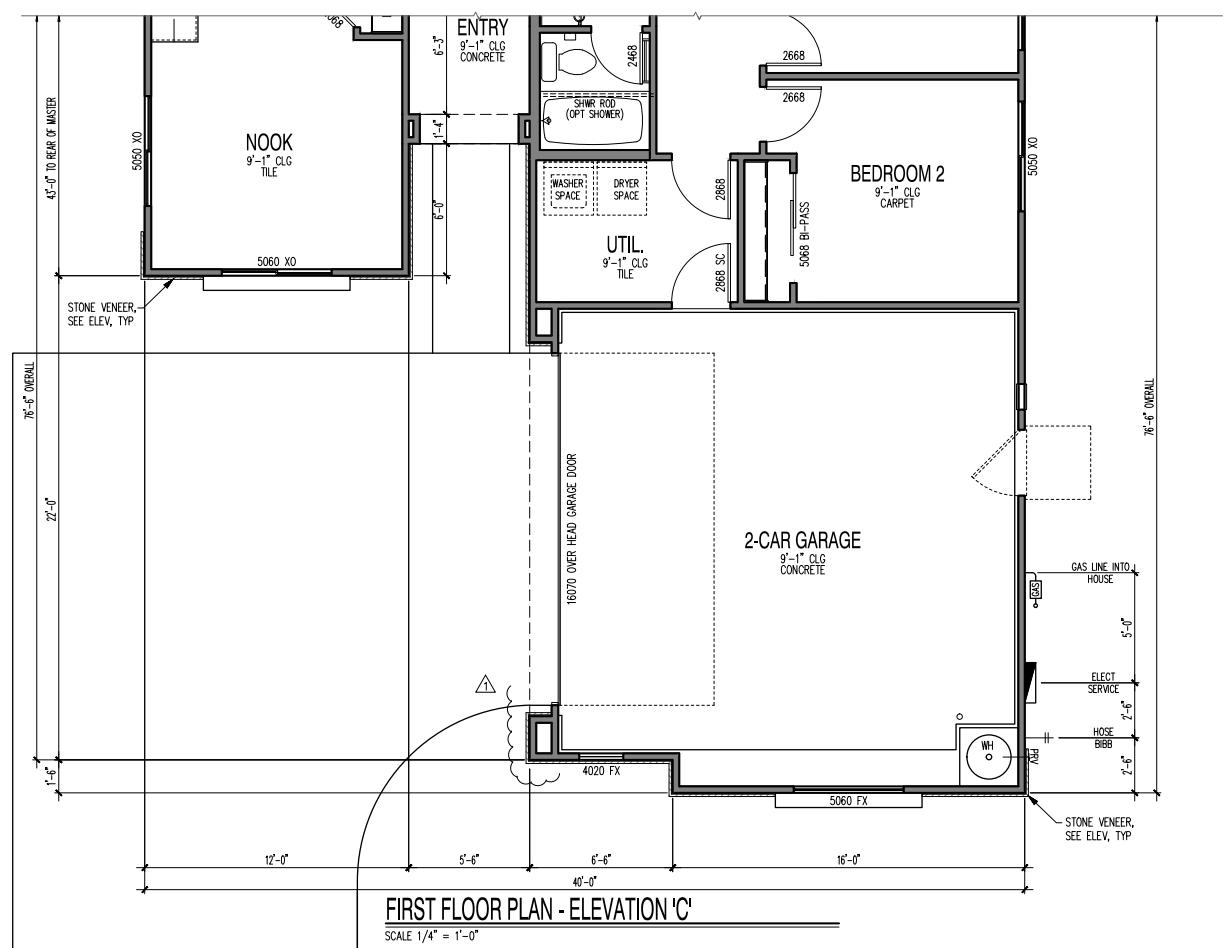
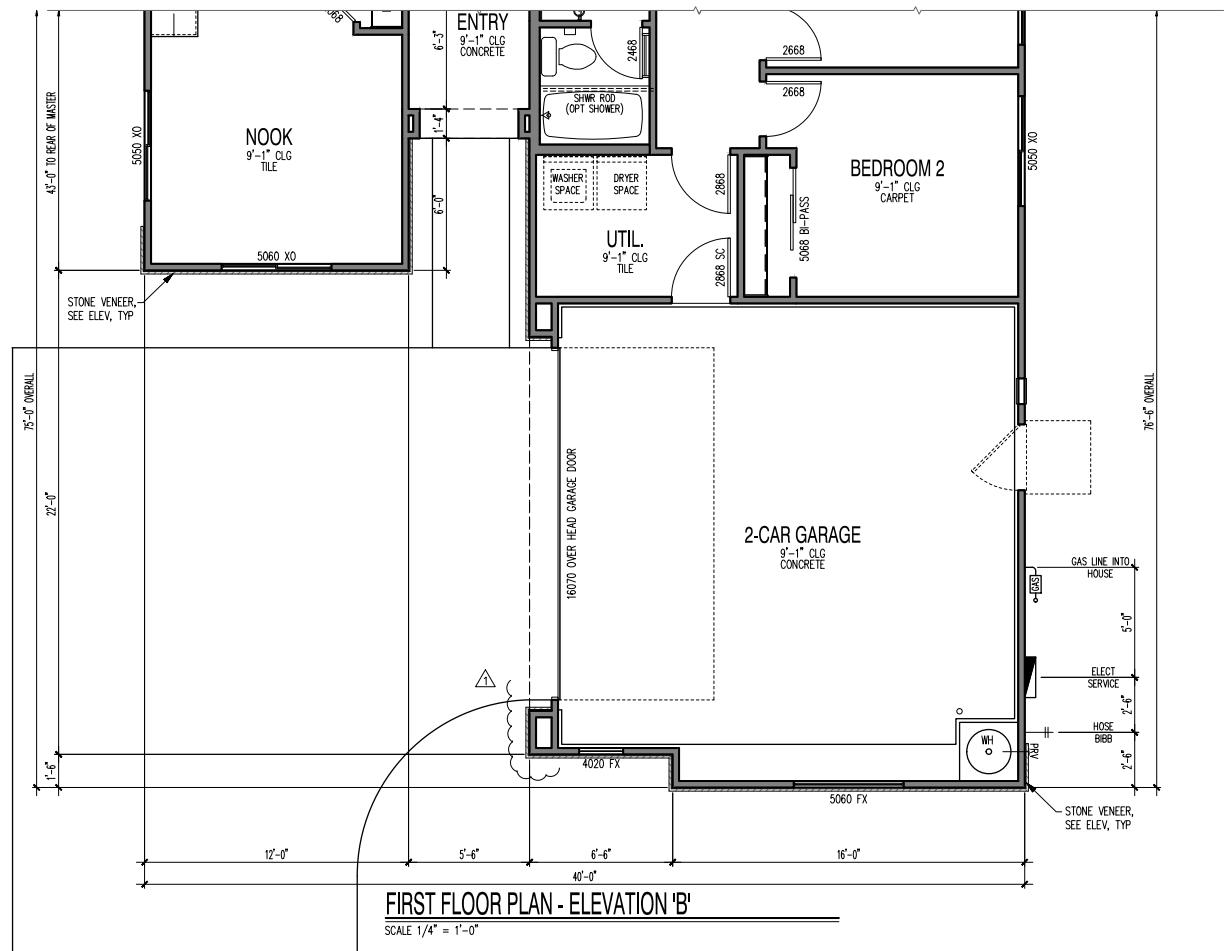
Plan 1899
Higley Pointe

SHEET No.

A 1.00

DESIGN REVIEW SUBMITTAL

Partial First Floor Plans



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TMD	3/20/14
CHECKED BY:	
DATE:	
DR COMMENTS	
8/8/14	
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A	
A	
A	

Plan Number
Plan 1899
Higley Pointe

SHEET No.

A1.01

PORCHLIGHT **HOMES**TM
1440 N. 40th Street, Suite 1 Mesa, AZ 85205

6635 W. Happy Valley Rd.
Suite A-104-438
Glendale, AZ 85310
(602) 882-5419



GRADING AND DRAINAGE ACKNOWLEDGMENT –
LOTS HAVE BEEN DESIGNED TO PROVIDE DRAINAGE
FROM THE LOT TO A STREET OR DIRECTLY TO A
WASH/OPEN SPACE AREA. THE OWNER SHALL BE
RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE
FINISH GRADE CAUSED BY LANDSCAPING AFTER
CLOSE OF ESCROW.

PORCHLIGHT
HOMES™
1440 N. 40th Street, Suite 1 Mesa, AZ 85205



INITIALS: _____ INITIALS: _____

DATE DRAWN: 6/6/14

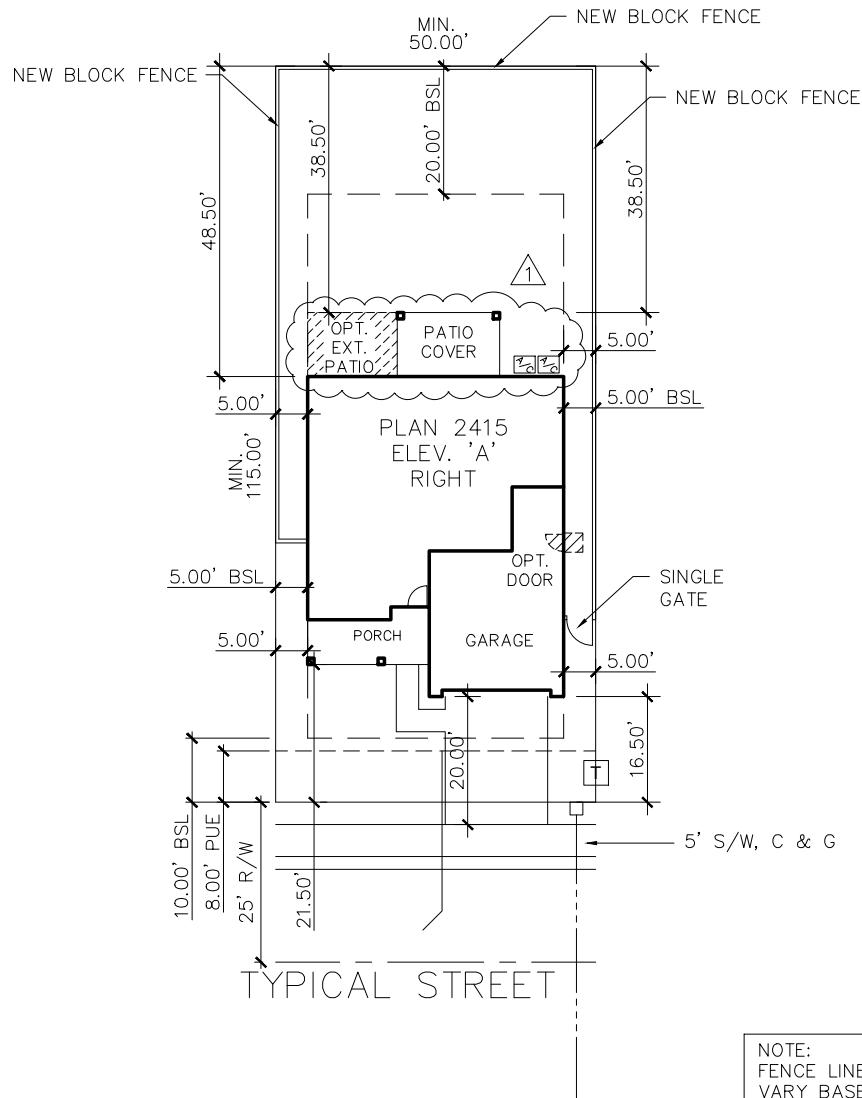
REVISION DATE: 8/4/14

0 30 60

SCALE: 1"=30'-0"

FOR PLOT PLAN

NOT CONSTRUCTION



COORDINATE ALL EASEMENTS (U.B.E., P.U.E.,
N.V.A.E., ETC.) w/ APPROVED PLAT –
TYPICAL

NOTE:
FENCE LINES AND RETAINING WALLS MAY
VARY BASED ON EXISTING FIELD
CONDITIONS. ALL MEASUREMENTS,
ORIENTATION, AND UTILITY LOCATIONS ARE
APPROXIMATE. FIELD SUPERINTENDENT TO
VERIFY PRIOR TO START OR CONSTRUCTION.

STANDARD ENTRY / PORCH:	145 SQ.FT.	OPTIONS: (AFFECTING FOOTPRINT ONLY)
STANDARD PATIO:	200 SQ.FT.	(L) LIVABLE SQUARE FOOTAGE
STANDARD GARAGE:	556 SQ.FT.	(NL) NON-LIVABLE SQUARE FOOTAGE
STANDARD LIVABLE 1st Flr:	1204 SQ.FT.	OPT. DOOR +0(L) +0(NL)
STANDARD LIVABLE 2nd Flr:	1211 SQ.FT.	OPT. EXT. PATIO +0(L) +140(NL)
ARCH. PROJECTIONS:	0 SQ.FT.	(L) (NL)
TOTAL LIVABLE :	2415 SQ.FT.	TOTALS: +0(L) +140(NL)
TOTAL UNDER ROOF :	3456 SQ.FT.	
TOTAL 1st FLOOR FOOTPRINT:	2245 SQ.FT.	
LOT :	5750 SQ.FT.	FINISH FLOOR ELEVATION:
LOT COVERAGE :	39% (50% MAX.)	FINISH PAD ELEVATION:

MIN. BUILDING SETBACKS (SF-D ZONING):
FRONT LOAD GARAGE = 10'
SIDE LOAD GARAGE = 10'
FRONT LIVABLE / PORCH = 10'
REAR = 20'
SIDES = 5' MIN. / TOTAL 10'
(20' MIN. DRIVEWAY FROM BACK OF WALK.)

LEGEND

	ARCHITECTURAL OPTIONS
	SITE VISIBILITY TRIANGLE
	W.M.E. WALL MAINTENANCE EASEMENT
	N.V.A.E. NON-VEHICULAR ACCESS EASE.
	P.U.E. PUBLIC UTILITY EASEMENT
	B.S.L. BUILDING SETBACK LINE
	FIRE HYDRANT
	ELECTRIC SVC LOC
	JUNCTION BOX LOC
	STREET LIGHT LOC

SUBDIVISION HIGLEY POINTE PARCEL ADDRESS TYPICAL LOT ADDRESS
LOT TYP. MODEL 2415 ELEVATION A

**PORCHLIGHT
HOMES™**
Color Scheme - A.3



Higley Pointe
Plan 2415 - Design Review



PORCHLIGHT
HOMES™
Color Scheme - B.3



Higley Pointe
Plan 2415 - Design Review



PORCHLIGHT
HOMES™
Color Scheme - C.3



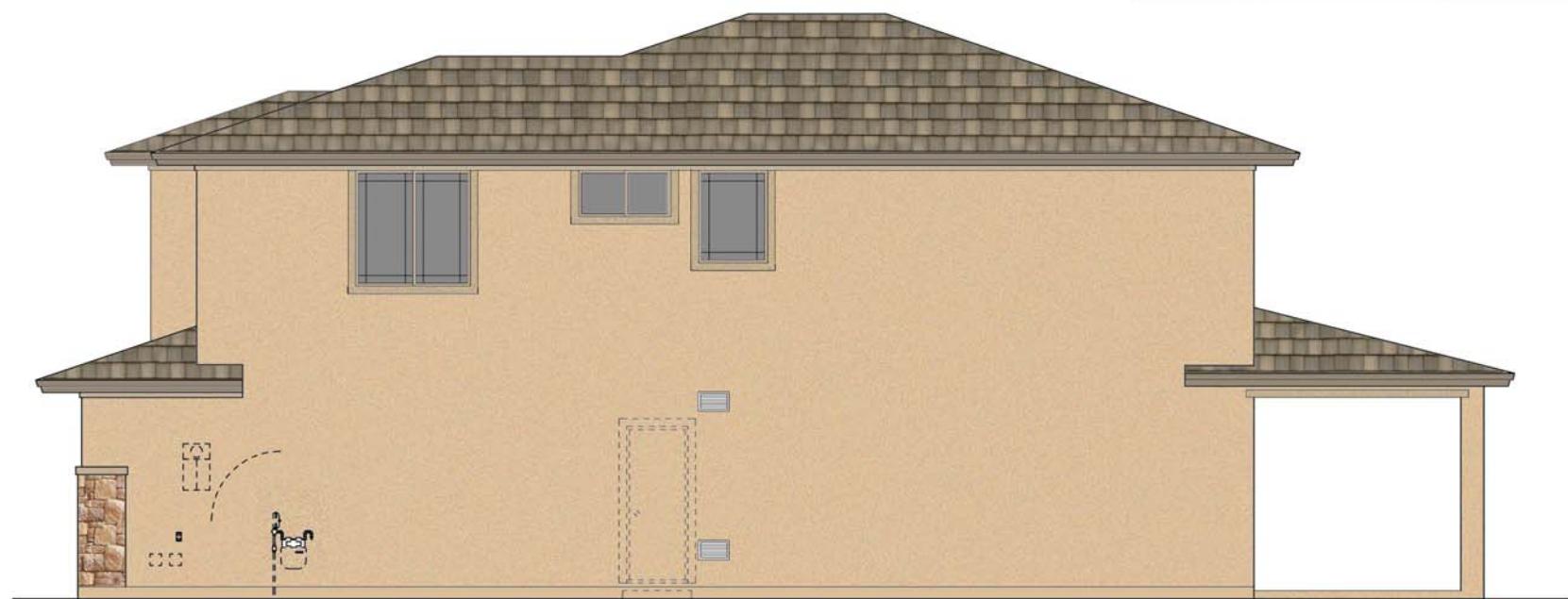
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

Higley Pointe
Plan 2415 - Design Review



ELEVATION 'C' - DESERT PRAIRIE

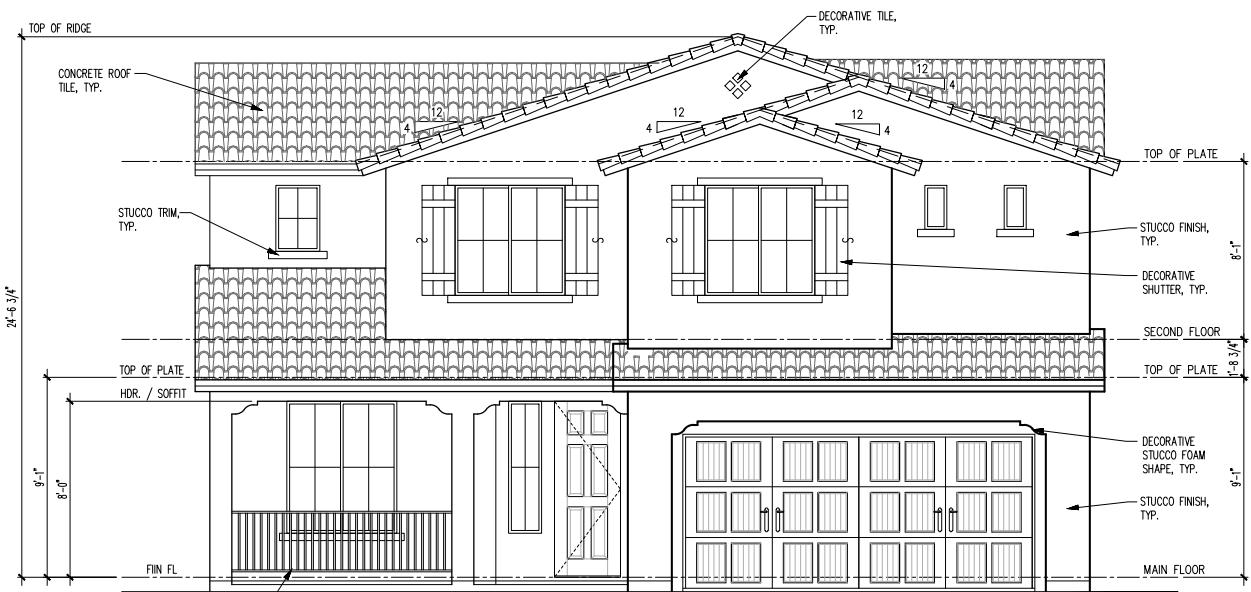
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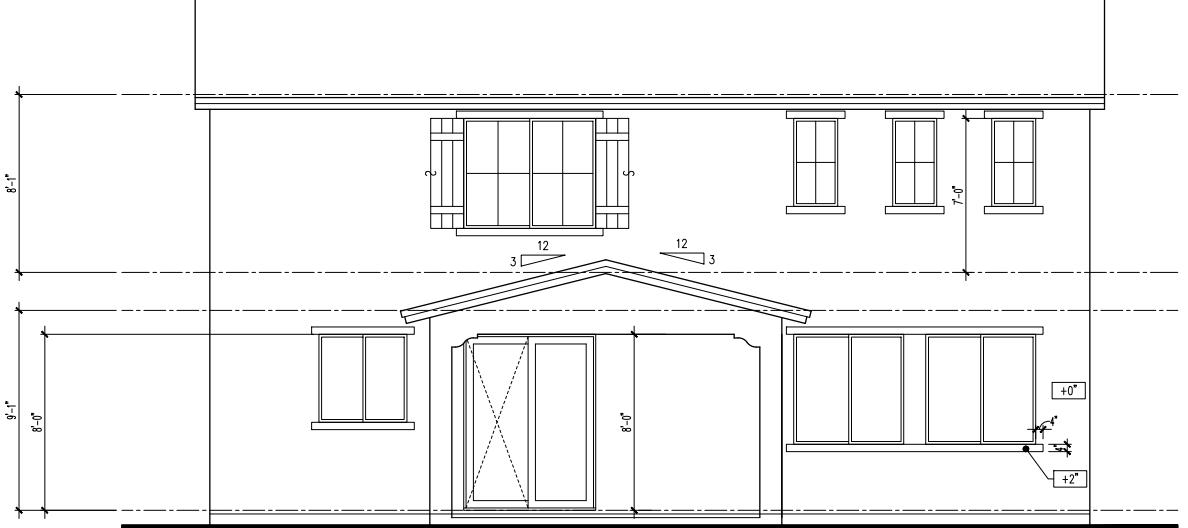
Exterior Elevations

Elevation 'A'



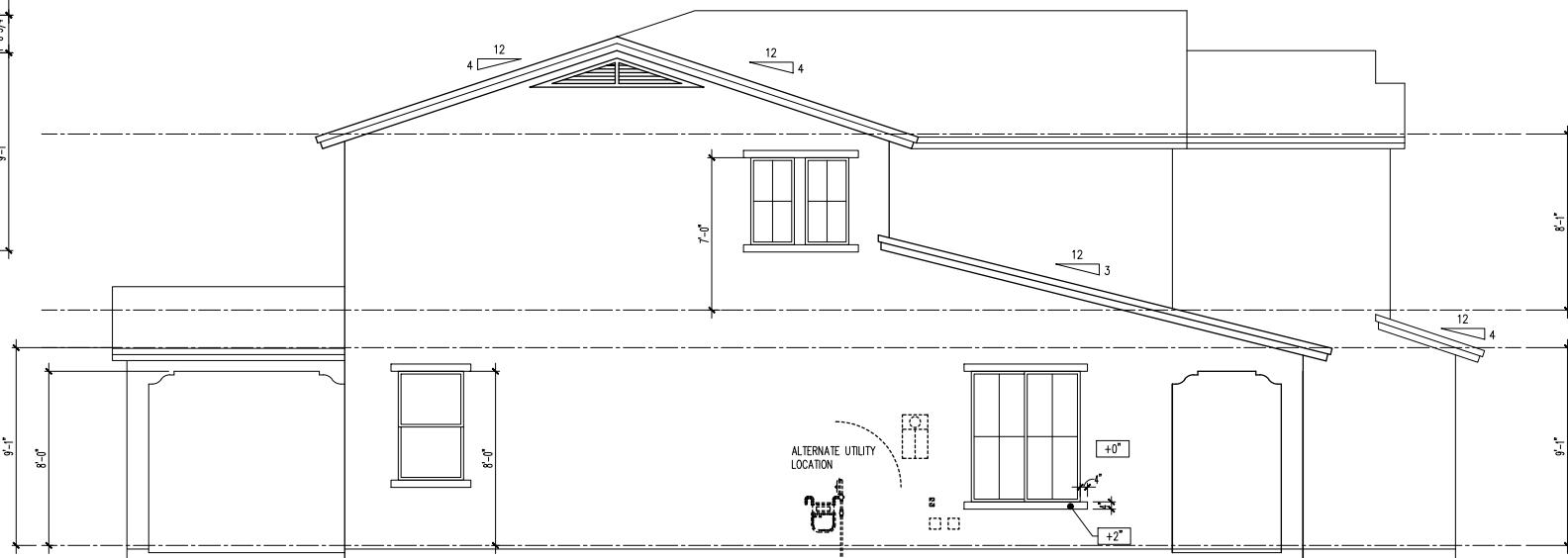
ELEVATION 'A' - SPANISH COLONIAL

SCALE 1/4" = 1'-0"



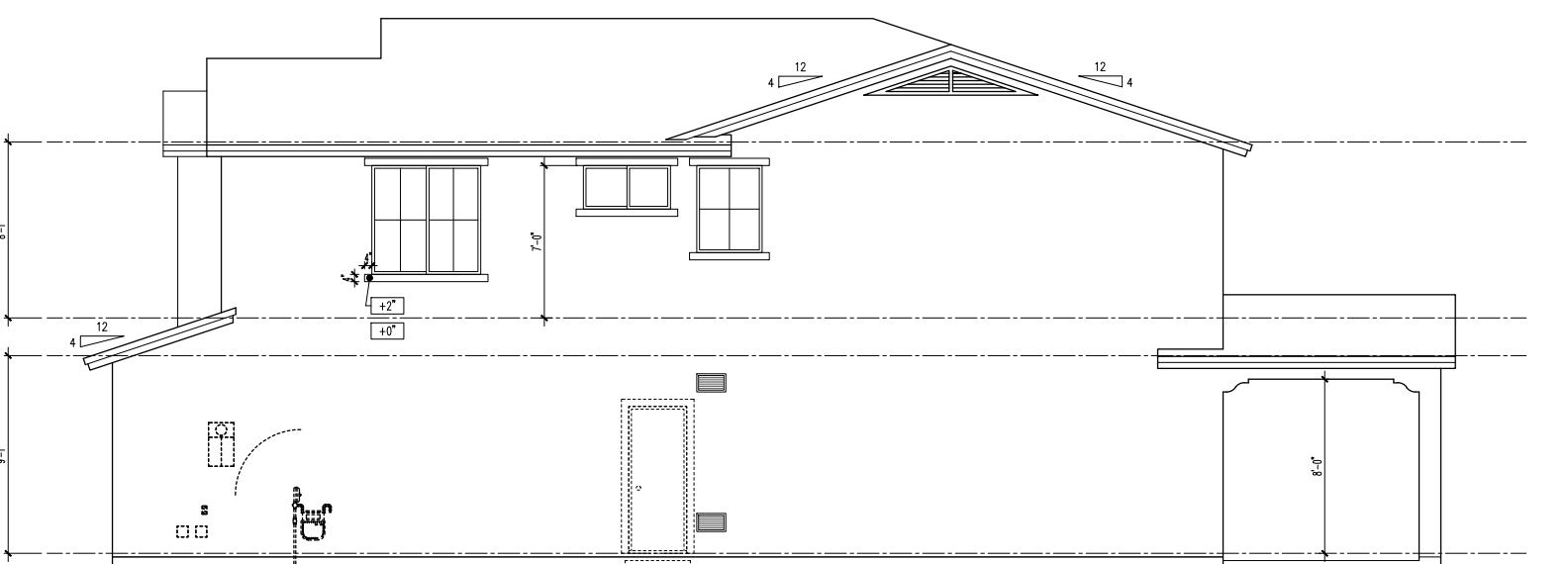
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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TMD	2/20/14
CHECKED BY: DATE:	
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PLAN NUMBER
Plan 2415
Highley Pointe

SHEET No.

A3.00



DESIGN REVIEW SUBMITTAL

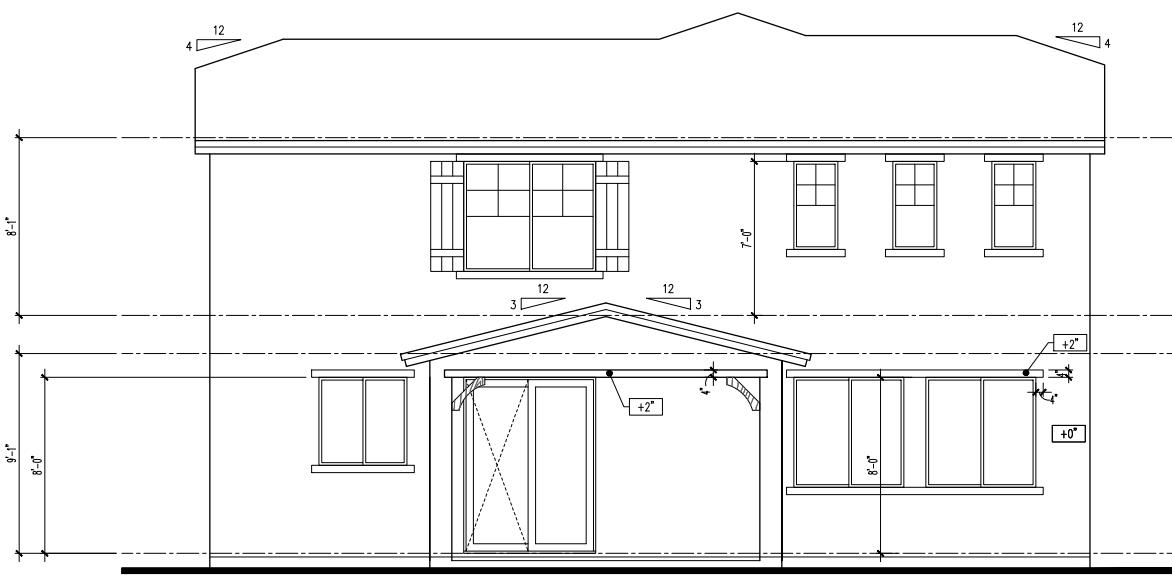
Exterior Elevations

Elevation 'B'



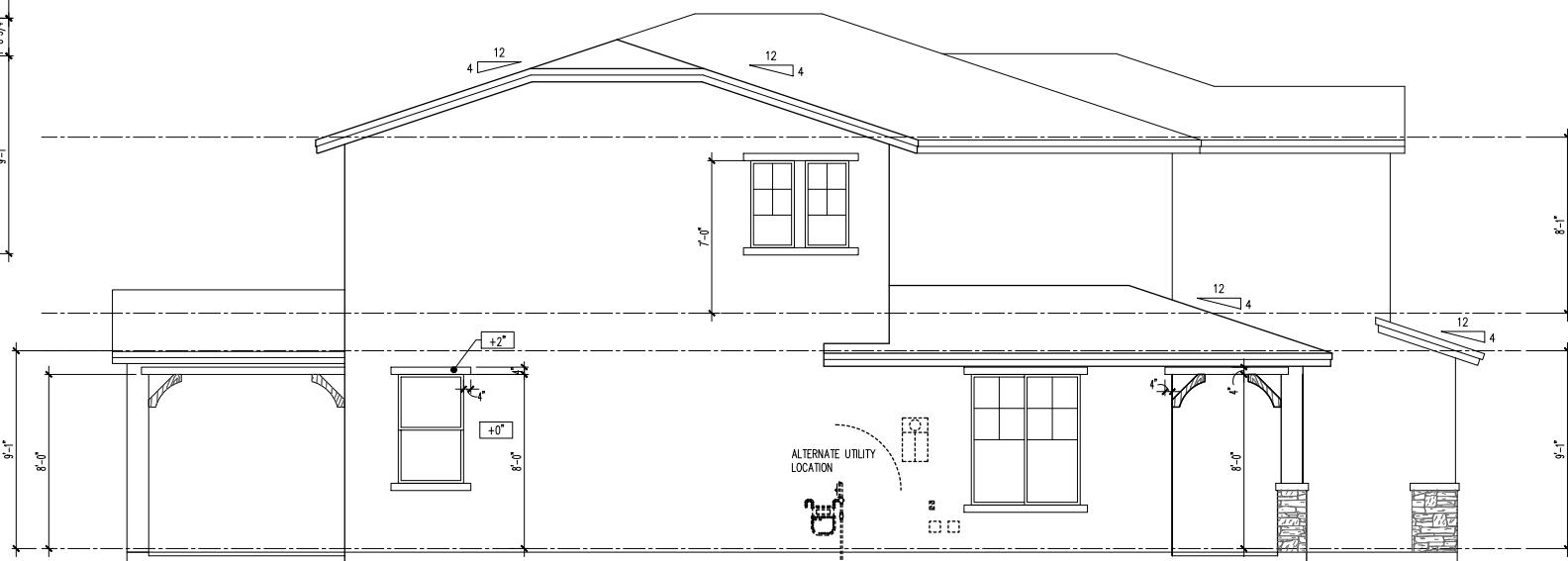
ELEVATION 'B' - RANCH TERRITORIAL

SCALE 1/4" = 1'-0"



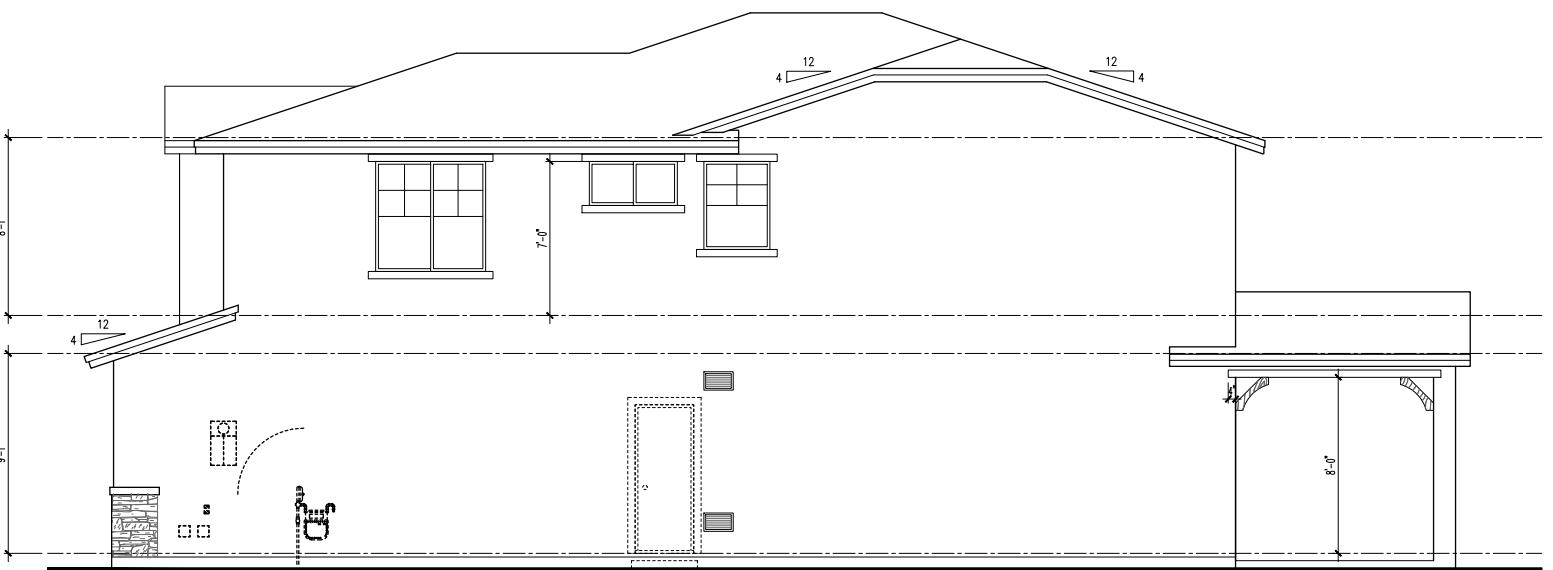
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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PLAN NUMBER
Plan 2415
Highley Pointe

SHEET No.

A3.10

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Suite A-104-438
Glendale, AZ 85310
(602) 882-5419



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Mesa, AZ 85205

1440 N. 40th Street, Suite 1

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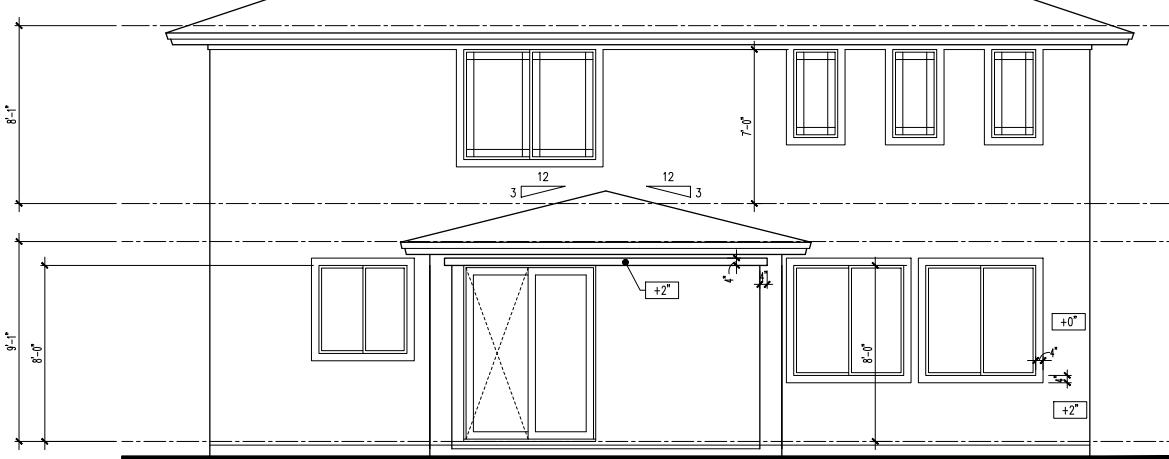
Exterior Elevations

Elevation C'



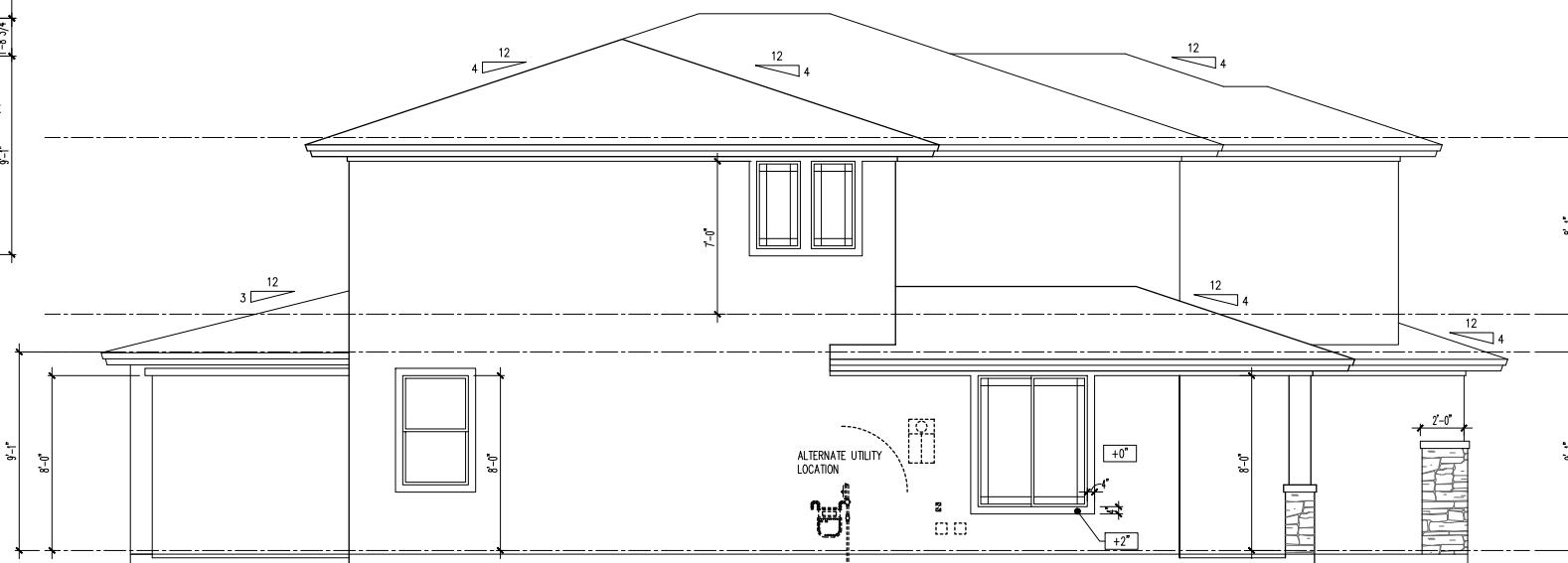
ELEVATION 'C' - DESERT PRAIRIE

SCALE 1/4" = 1'-0"



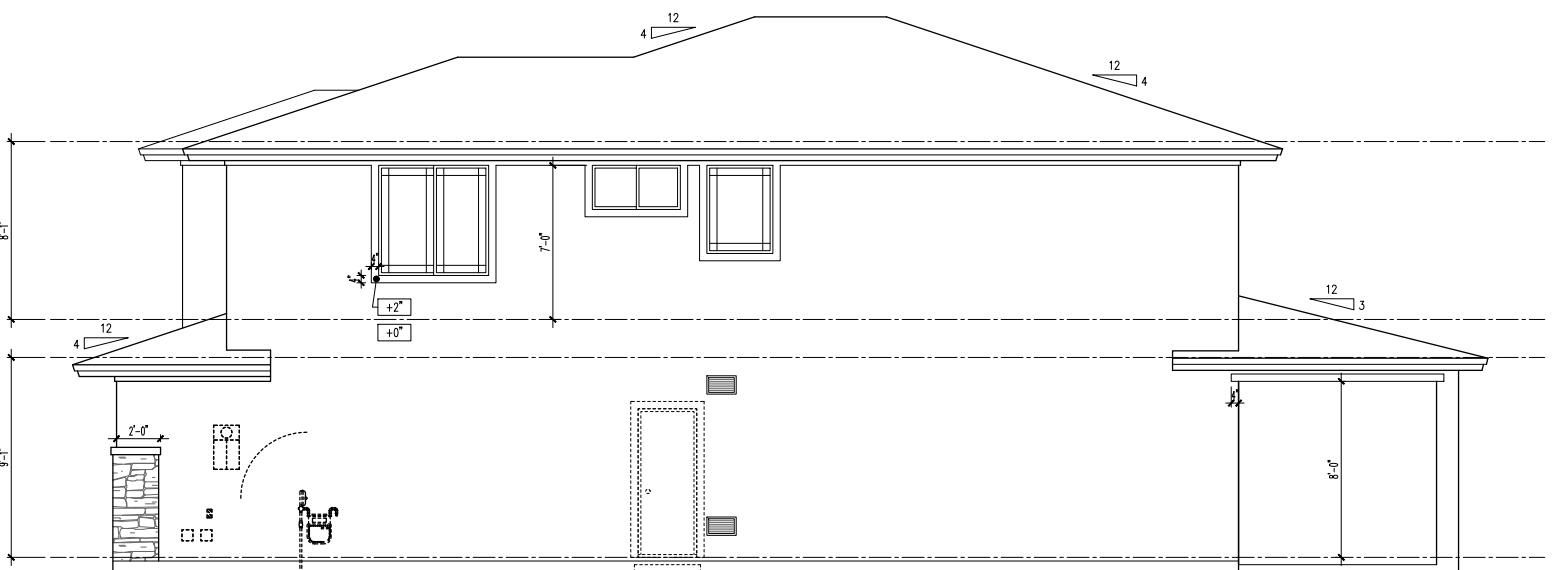
REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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TMD	2/20/14
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PLAN NUMBER
Plan 2415
Highley Pointe

SHEET No.

A3.20

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Exterior Elevations @ OPT. EXT. PATIO
Elevation 'A'

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PLAN NUMBER
Plan 2415
Highley Pointe

SHEET No.

A3.30

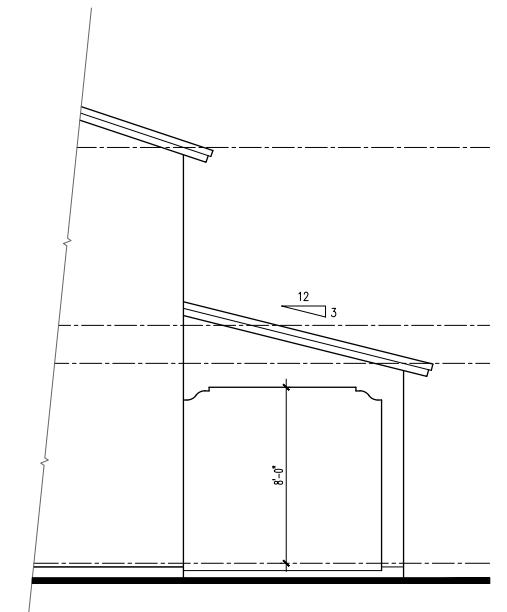


REAR ELEVATION @ OPT. EXTENDED PATIO

SCALE 1/4" = 1'-0"

PARTIAL RIGHT SIDE ELEVATION @ OPT. EXTENDED PATIO

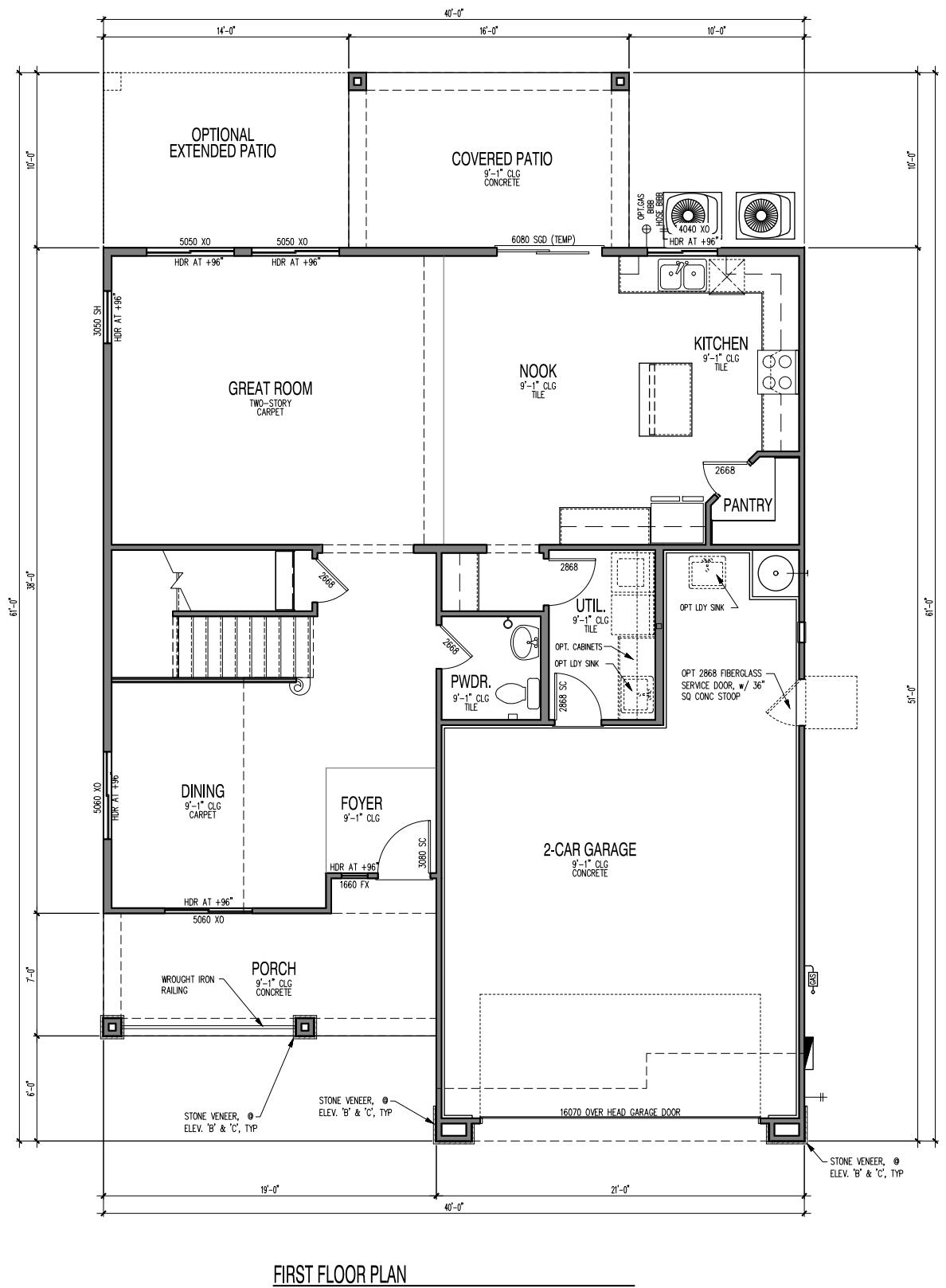
SCALE 1/4" = 1'-0"





DESIGN REVIEW SUBMITTAL

First Floor Plan
All Elevations



AREA(S)	'A' ELEVATION (LIVABLE)	'B' ELEVATION (UNDER ROOF)	'C' ELEVATION (LIVABLE)
LIVABLE (FIRST FLOOR) (A)	1204	1204	1204
LIVABLE (SECOND FLOOR) (B)	1211	1211	1211
SUBTOTAL LIVABLE (A+B)	2415	2415	2415
COVERED PATIO (C)	200	200	200
GARAGE (D)	556	556	556
PORCH (E)	145	145	145
BALCONY / WALKDECK (F)	-	-	-
TOTAL STANDARD SPACES (A+B+C+D+E+F)	3316	3316	3316
TOTAL STANDARD FOOTPRINT (A+C+D+E)	2105	2105	2105
OPTIONAL EXTENDED PATIO (G)	140		
OPTIONAL LOFT AT 2nd FLOOR (H)	310		
(I)			
(J)			
(K)			
SUBTOTAL MAXIMUM LIVABLE (A+B+H)	2725	2725	2725
TOTAL MAXIMUM FOOTPRINT (A+C+D+E+G)	2245	2245	2245

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DR. COMMENTS: 5/4/14	DATE:
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△	△

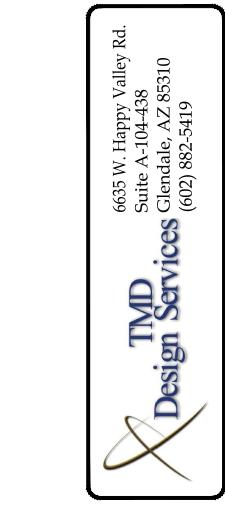
PLAN NUMBER: Plan 2415

HIGLEY POINTE

SHEET No.: A1.00

DESIGN REVIEW SUBMITTAL

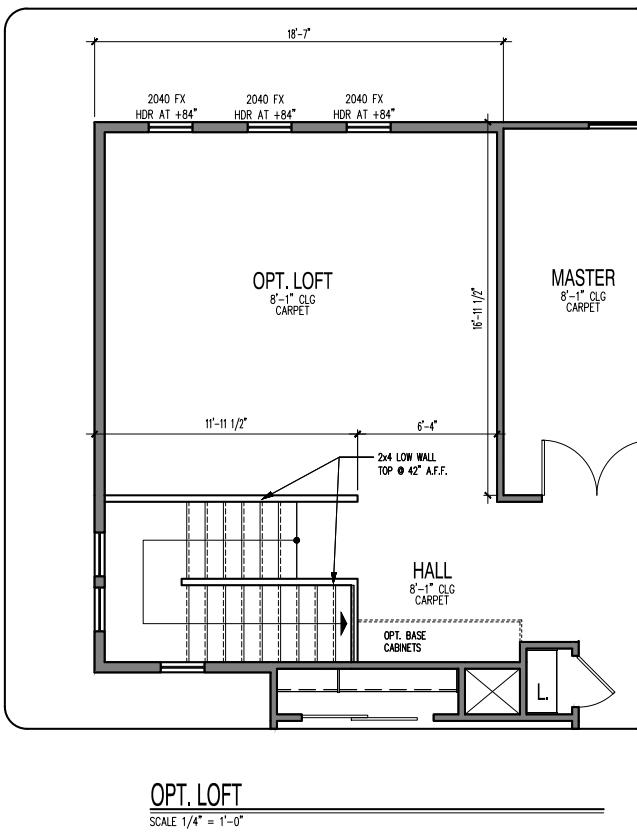
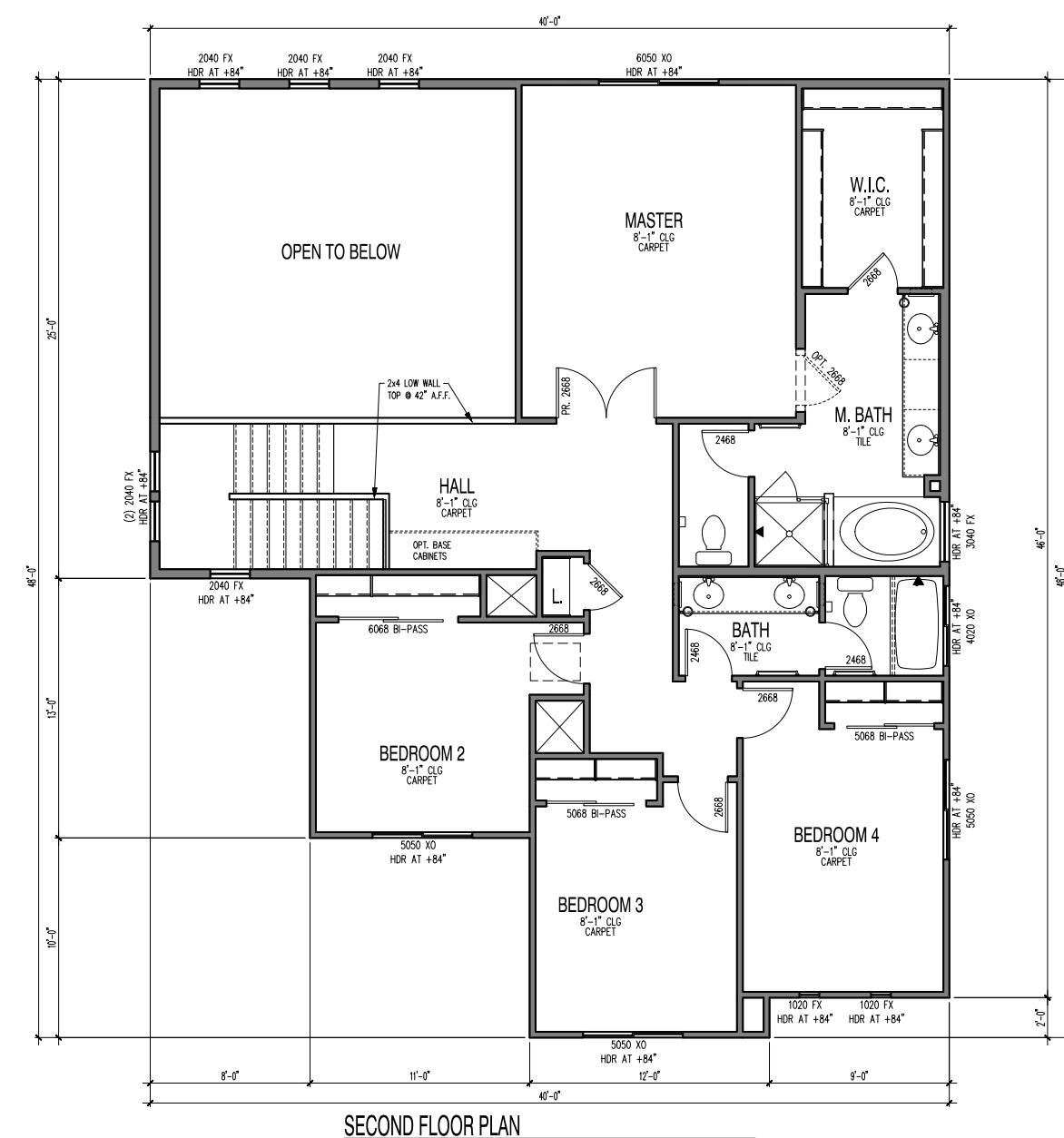
Second Floor Plan
All Elevations



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TMD	3/2/14
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PLAN NUMBER	
Plan 2415 HIGHLEY POINTE	
SHEET No.	
A1.10	



GRADING AND DRAINAGE ACKNOWLEDGMENT –
LOTS HAVE BEEN DESIGNED TO PROVIDE DRAINAGE
FROM THE LOT TO A STREET OR DIRECTLY TO A
WASH/OPEN SPACE AREA. THE OWNER SHALL BE
RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE
FINISH GRADE CAUSED BY LANDSCAPING AFTER
CLOSE OF ESCROW.

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INITIALS: _____ INITIALS: _____

DATE DRAWN: 6/6/14

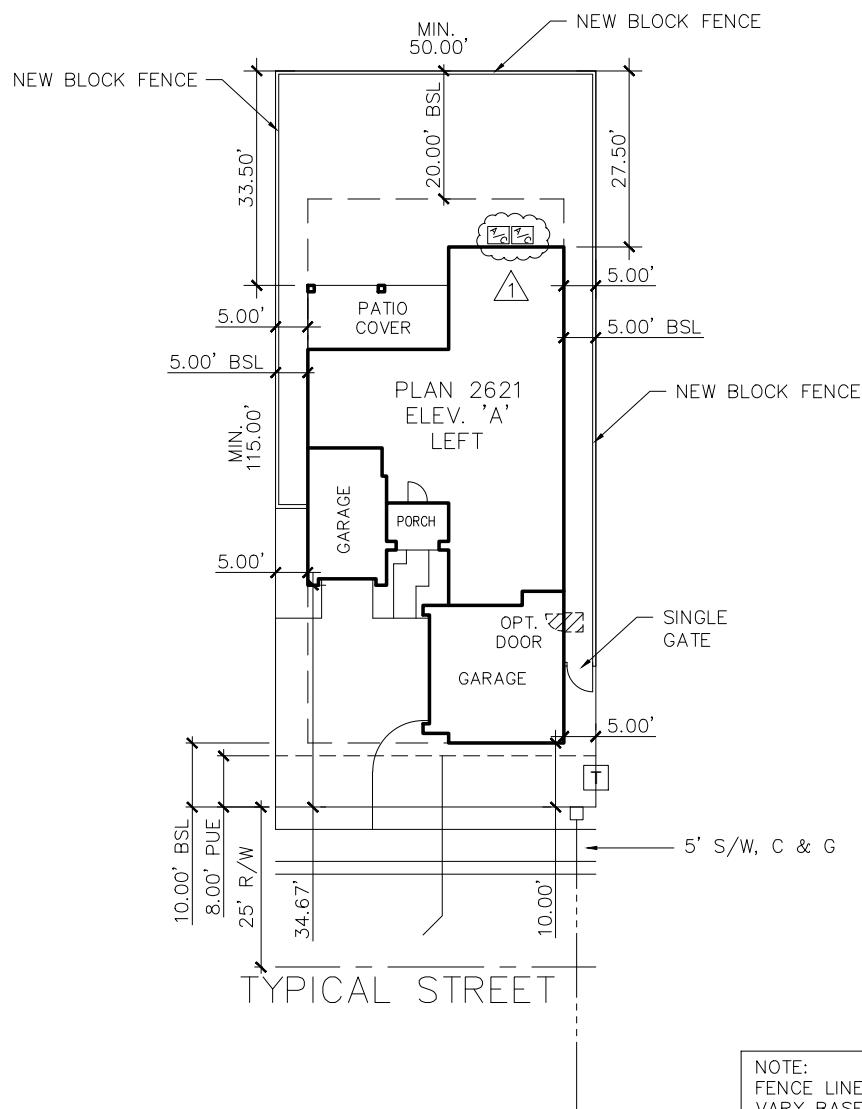
REVISION DATE: 8/4/14

0 30 60

SCALE: 1"=30'-0"

FOR PLOT PLAN

NOT CONSTRUCTION



COORDINATE ALL EASEMENTS (U.B.E., P.U.E.,
N.V.A.E., ETC.) w/ APPROVED PLAT –
TYPICAL

NOTE:
FENCE LINES AND RETAINING WALLS MAY
VARY BASED ON EXISTING FIELD
CONDITIONS. ALL MEASUREMENTS,
ORIENTATION, AND UTILITY LOCATIONS ARE
APPROXIMATE. FIELD SUPERINTENDENT TO
VERIFY PRIOR TO START OR CONSTRUCTION.

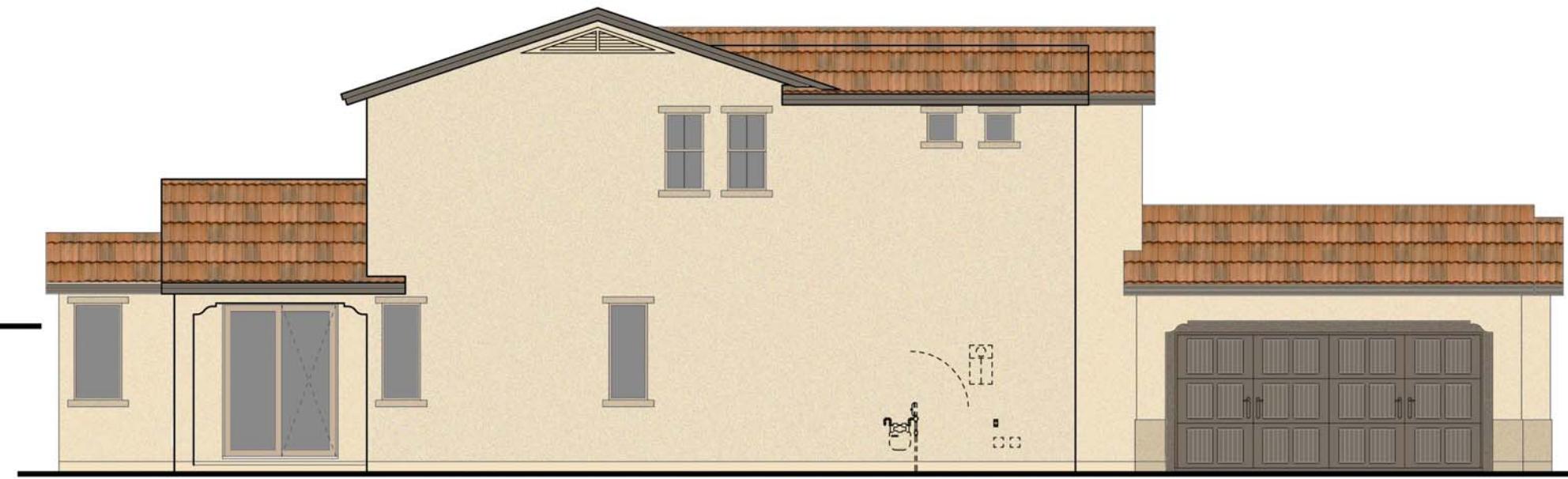
STANDARD ENTRY / PORCH:	71 SQ.FT.	OPTIONS: (AFFECTING FOOTPRINT ONLY)	MIN. BUILDING SETBACKS (SF-D ZONING)
STANDARD PATIO:	220 SQ.FT.	(L) LIVABLE SQUARE FOOTAGE	FRONT LOAD GARAGE = 10'
STANDARD GARAGE:	737 SQ.FT.	(NL) NON-LIVABLE SQUARE FOOTAGE	SIDE LOAD GARAGE = 10'
STANDARD LIVABLE 1st Flr:	1425 SQ.FT.	OPT. DOOR +0 (L) +0 (NL)	FRONT LIVABLE / PORCH = 10'
STANDARD LIVABLE 2nd Flr:	1196 SQ.FT.	(L) (NL)	REAR = 20'
ARCH. PROJECTIONS:	0 SQ.FT.	(L) (NL)	SIDES = 5' MIN. / TOTAL 10'
TOTAL LIVABLE :	2621 SQ.FT.	TOTALS: +0 (L) +0 (NL)	(20' MIN. DRIVEWAY FROM BACK OF WALK.)
TOTAL UNDER ROOF :	3649 SQ.FT.		
TOTAL 1st FLOOR FOOTPRINT:	2453 SQ.FT.		
LOT :	5750 SQ.FT.	FINISH FLOOR ELEVATION:	LINEAL FEET OF FENCE: 220 L.F.
LOT COVERAGE :	43% (50% MAX.)	FINISH PAD ELEVATION:	CONCRETE DRIVE / WALK : 725 SQ.FT.

LEGEND

- [Hatched Box] ARCHITECTURAL OPTIONS
- [Circle with S.D.T.] SITE VISIBILITY TRIANGLE
- [Line with dots] W.M.E. WALL MAINTENANCE EASEMENT
- [Line with dots] N.V.A.E. NON-VEHICULAR ACCESS EASE.
- [Line with dots] P.U.E. PUBLIC UTILITY EASEMENT
- [Line with dots] B.S.L. BUILDING SETBACK LINE
- [Circle with dot] FIRE HYDRANT
- [Circle with dot] ELECTRIC SVC LOC
- [Square with dot] JUNCTION BOX LOC
- [Line with dot] STREET LIGHT LOC

SUBDIVISION	HIGLEY POINTE	PARCEL	ADDRESS	TYPICAL LOT ADDRESS
LOT	TYP.	MODEL	2621	ELEVATION A

PORCHLIGHT
HOMES™
Color Scheme - A.1



Higley Pointe
Plan 2621 - Design Review



**PORCHLIGHT
HOMES™**
Color Scheme - B.1



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

**Higley Pointe
Plan 2621 - Design Review**



ELEVATION 'B' - RANCH TERRITORIAL

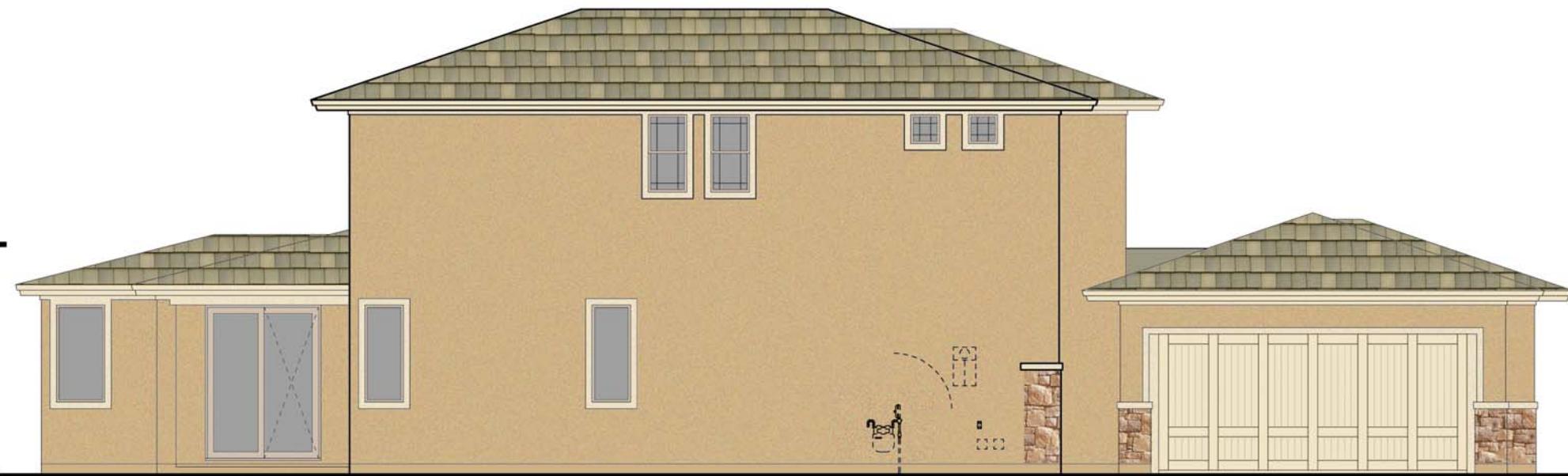
SCALE 1/8" = 1'-0"

PORCHLIGHT
HOMES™
Color Scheme - C.1



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



ELEVATION 'C' - DESERT PRAIRIE

SCALE 1/8" = 1'-0"

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Mesa, AZ 85205

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EXTERIOR ELEVATIONS

Elevation 'A'

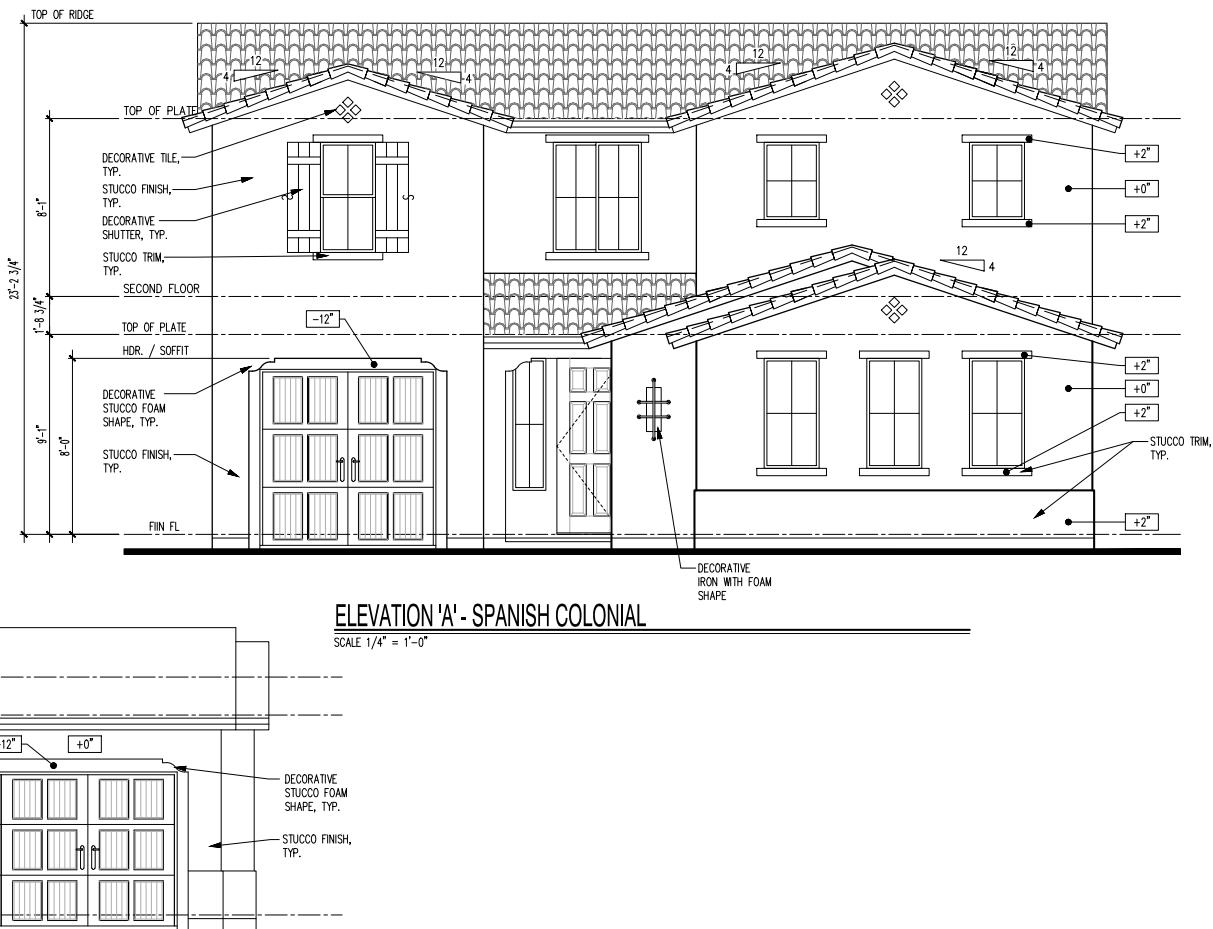
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PLAN NUMBER

Plan 2621

SHEET No.

A3.00

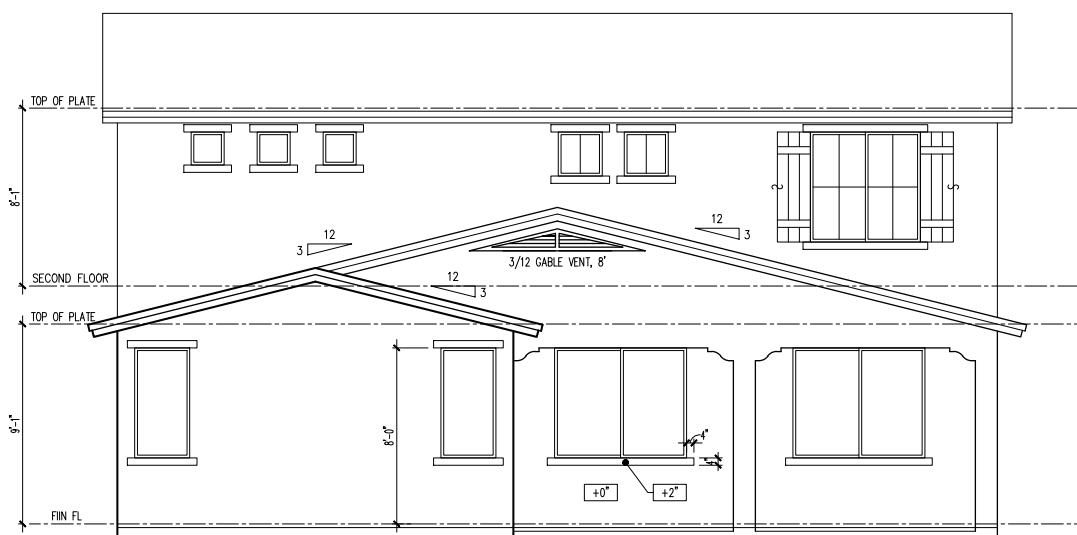
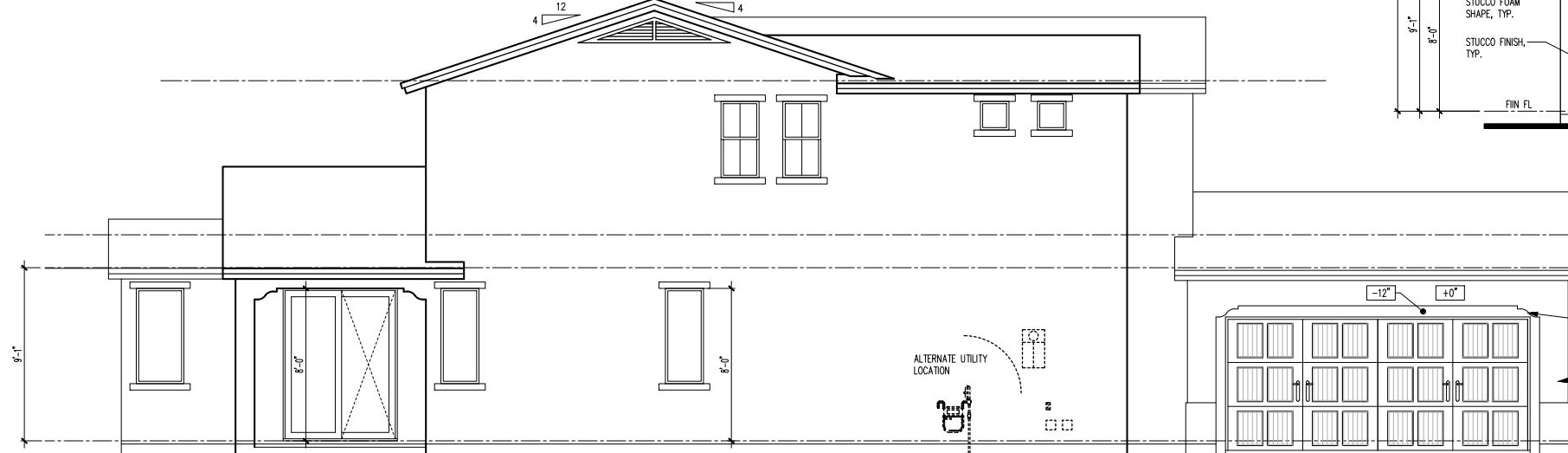


ELEVATION 'A' - SPANISH COLONIAL

SCALE 1/4" = 1'-0"

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



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EXTERIOR ELEVATIONS
Elevation 'B'

DRAWN BY:	DATE:
TMD	2/21/14
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DR COMMENTS	
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A	
A	
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A	

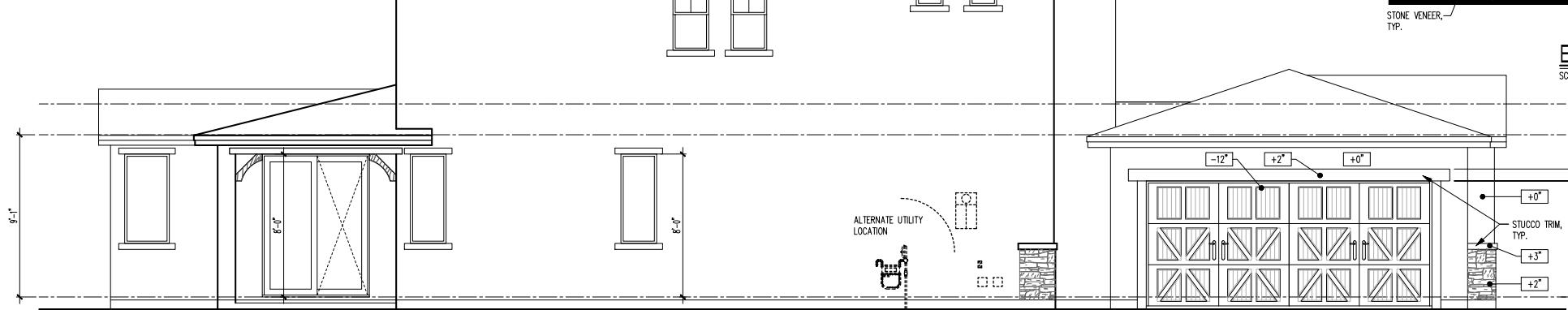
PLAN NUMBER
Plan 2621

SHEET No.
A3.10



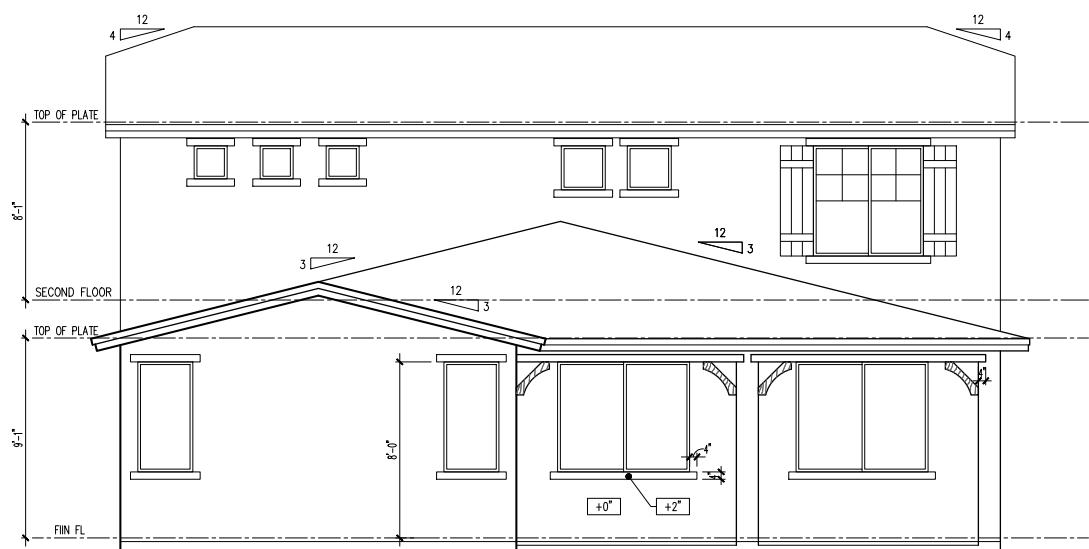
ELEVATION 'B' - RANCH TERRITORIAL

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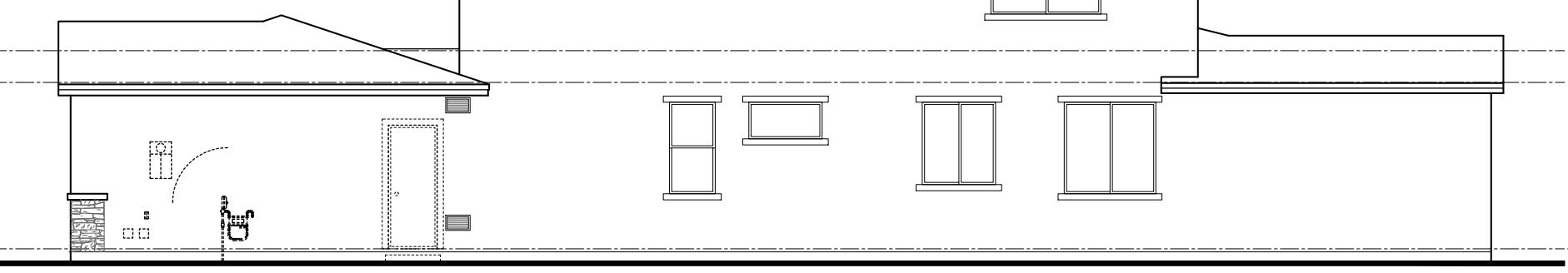
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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Suite A-104-438
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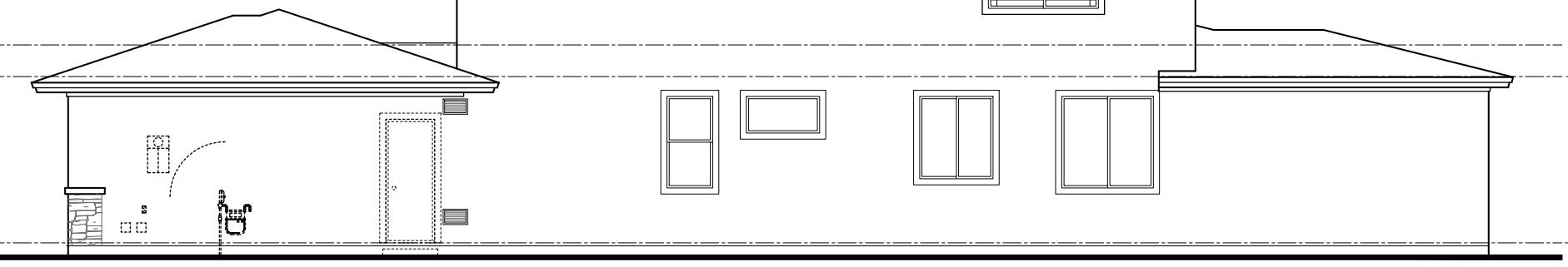
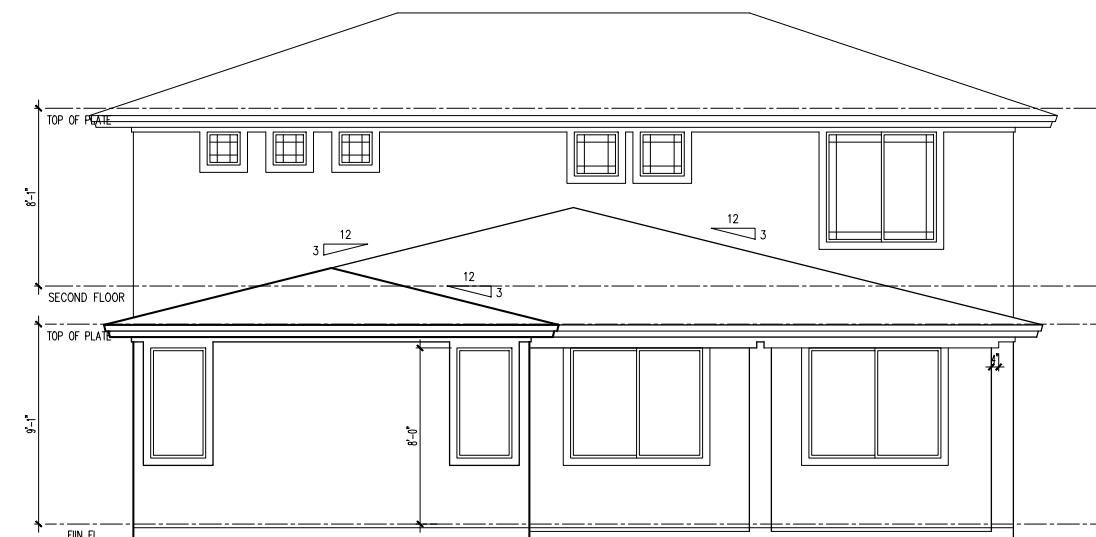
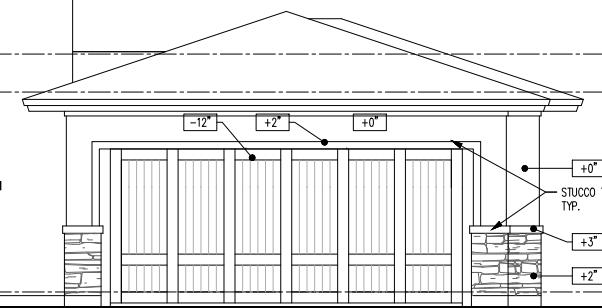
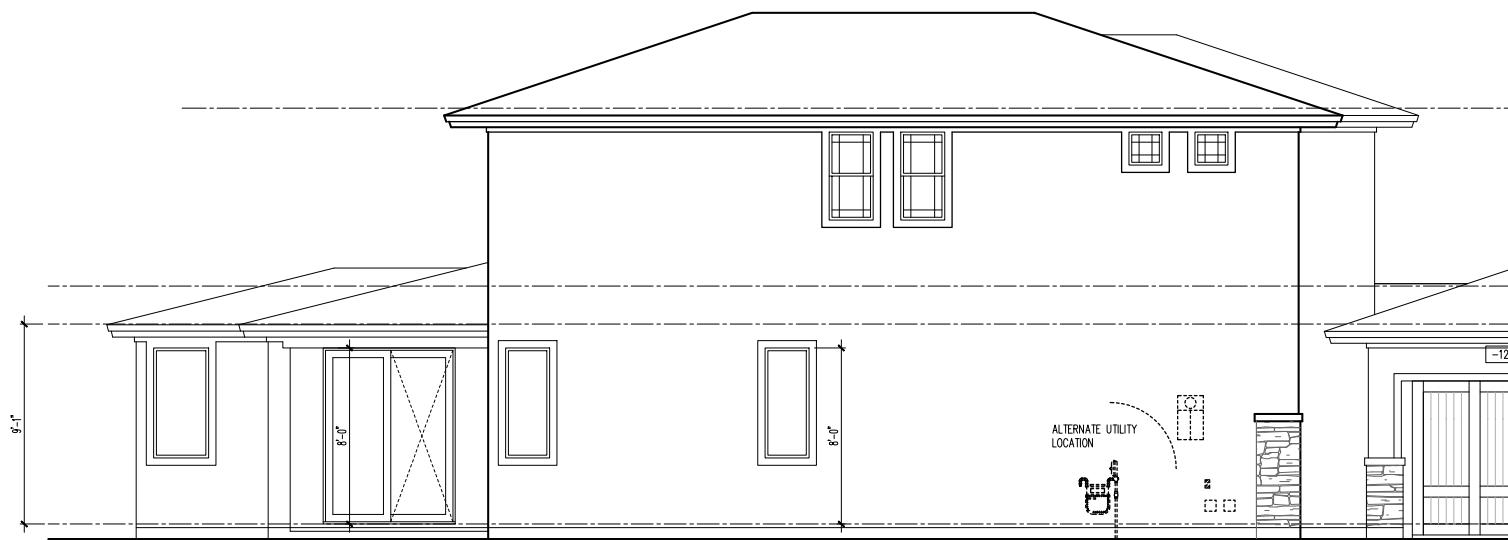
DESIGN REVIEW SUBMITTAL

EXTERIOR ELEVATIONS
Elevation 'C'

DRAWN BY:	DATE:
TMD	2/20/14
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DATE:	
DR. COMMENTS 8/4/14	
A	
A	
A	
A	

PLAN NUMBER
Plan 2621

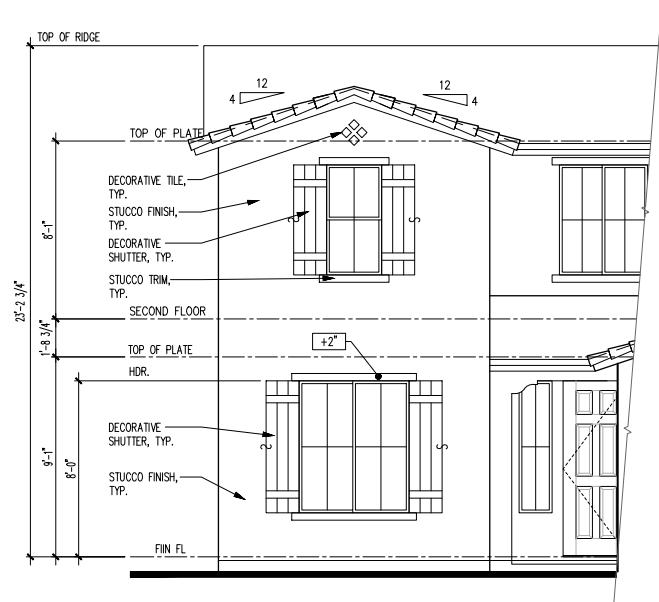
SHEET No.
A3.20



DESIGN REVIEW SUBMITTAL

EXTERIOR ELEVATION OPT. GUEST SUITE

Elevation 'A'



PARTIAL FRONT ELEVATION @ OPT. GUEST SUITE

SCALE 1/4" = 1'-0"

ELEVATION 'A' SHOWN

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TMD
Design Services

DRAWN BY: DATE:
TMD 2/21/14
CHECKED BY: DATE:

DR COMMENTS
5/4/14
3
4
5

PLAN NUMBER
Plan 2621

SHEET No.

A3.30

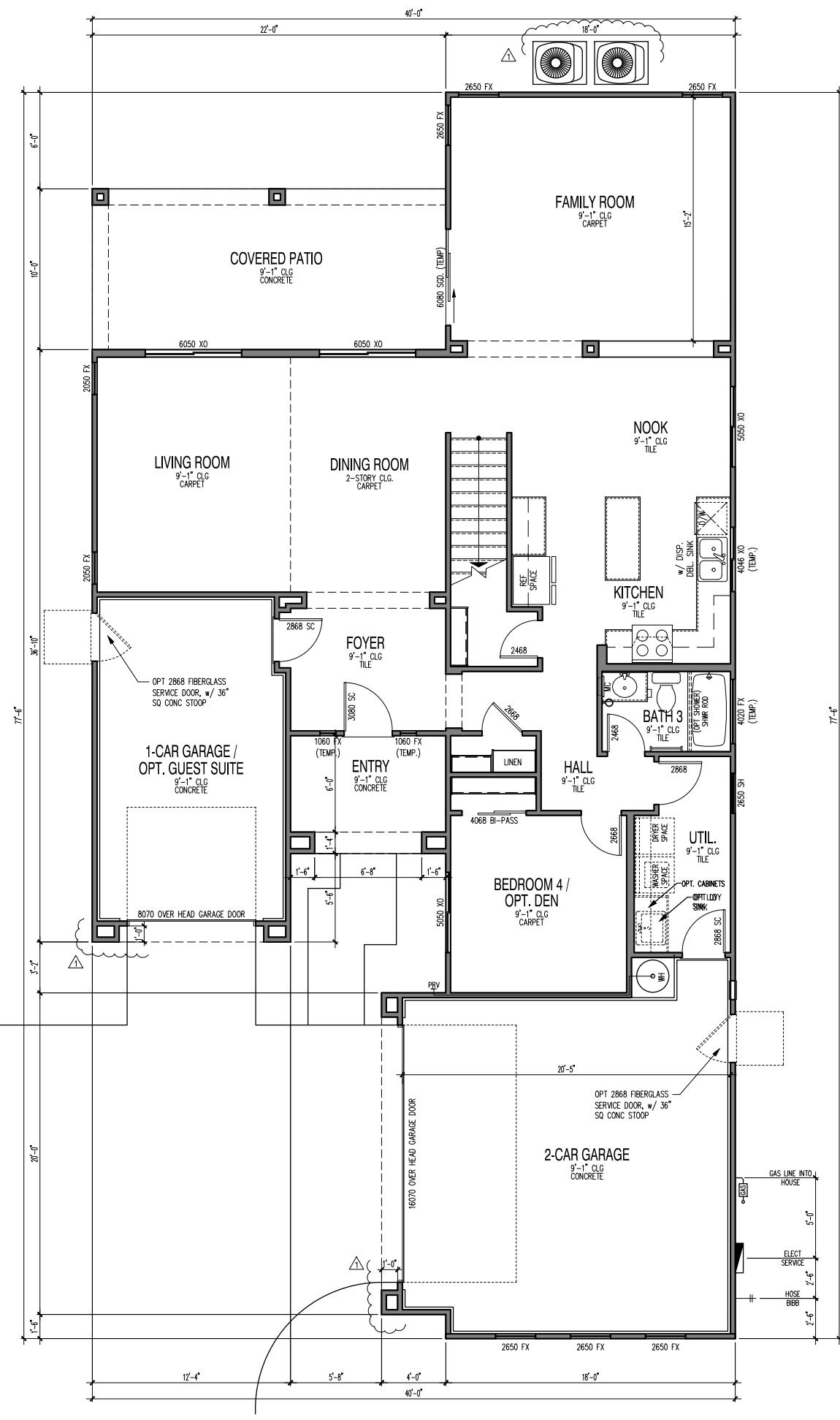
6635 W. Happy Valley Rd.
Suite A-104-438
Glendale, AZ 85310
(602) 882-5419



PORCHLIGHT **HOMES**TM
1440 N. 40th Street, Suite 1 Mesa, AZ 85205

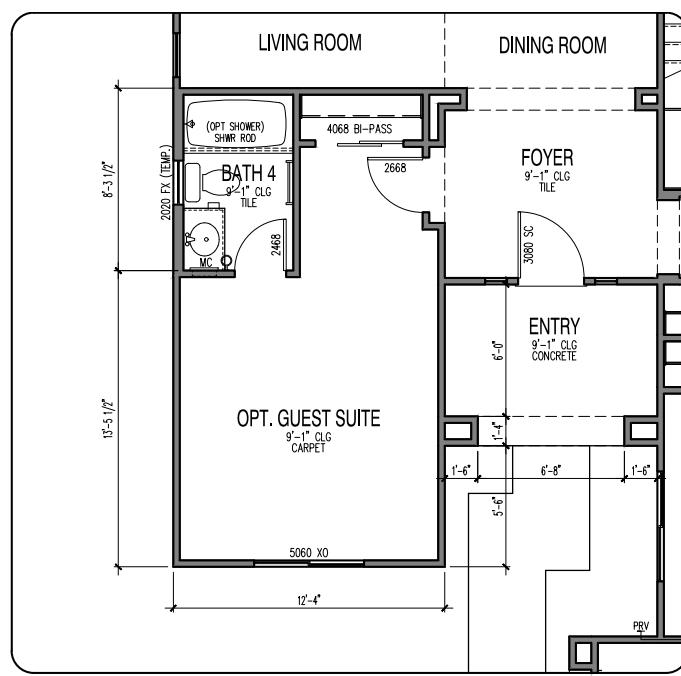
DESIGN REVIEW SUBMITTAL

First Floor Plan
Elevation 'A'

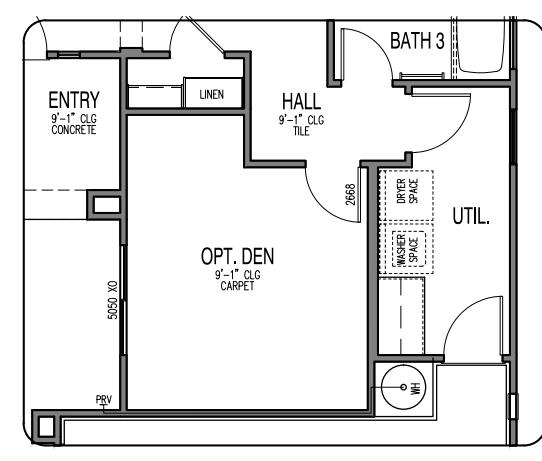


FIRST FLOOR PLAN - ELEVATION 'A'

SCALE 1/4" = 1'-0"



OPTIONAL GUEST SUITE



OPTIONAL DEN

AREA(S)	'A' ELEVATION (LIVABLE) (UNDER ROOF)	'B' ELEVATION (LIVABLE) (UNDER ROOF)	'C' ELEVATION (LIVABLE) (UNDER ROOF)
LIVABLE (FIRST FLOOR) (A)	1425	1425	1425
LIVABLE (SECOND FLOOR) (B)	1196	1196	1196
SUBTOTAL LIVABLE (A+B)	2621	2621	2621
COVERED PATIO (C)	220	220	220
CARAGES (D)	737	737	737
PORCH (E)	71	71	71
BALCONY / WALKDECK (F)	-	-	-
TOTAL STANDARD SPACES (A+B+C+D+E+F)	3649	3649	3649
TOTAL STANDARD FOOTPRINT (A+C+D+E)	2453	2453	2453
OPTIONAL GUEST SUITE (G)	259	259	259
(H)			
(I)			
(J)			
(K)			
SUBTOTAL MAXIMUM LIVABLE (A+B+C)	2880	2880	2880
TOTAL MAXIMUM FOOTPRINT (A+C+D+E)	2453	2453	2453

DRAWN BY: TMD	DATE: 3/23/14
DR. COMMENTS: 8/4/14	DATE:
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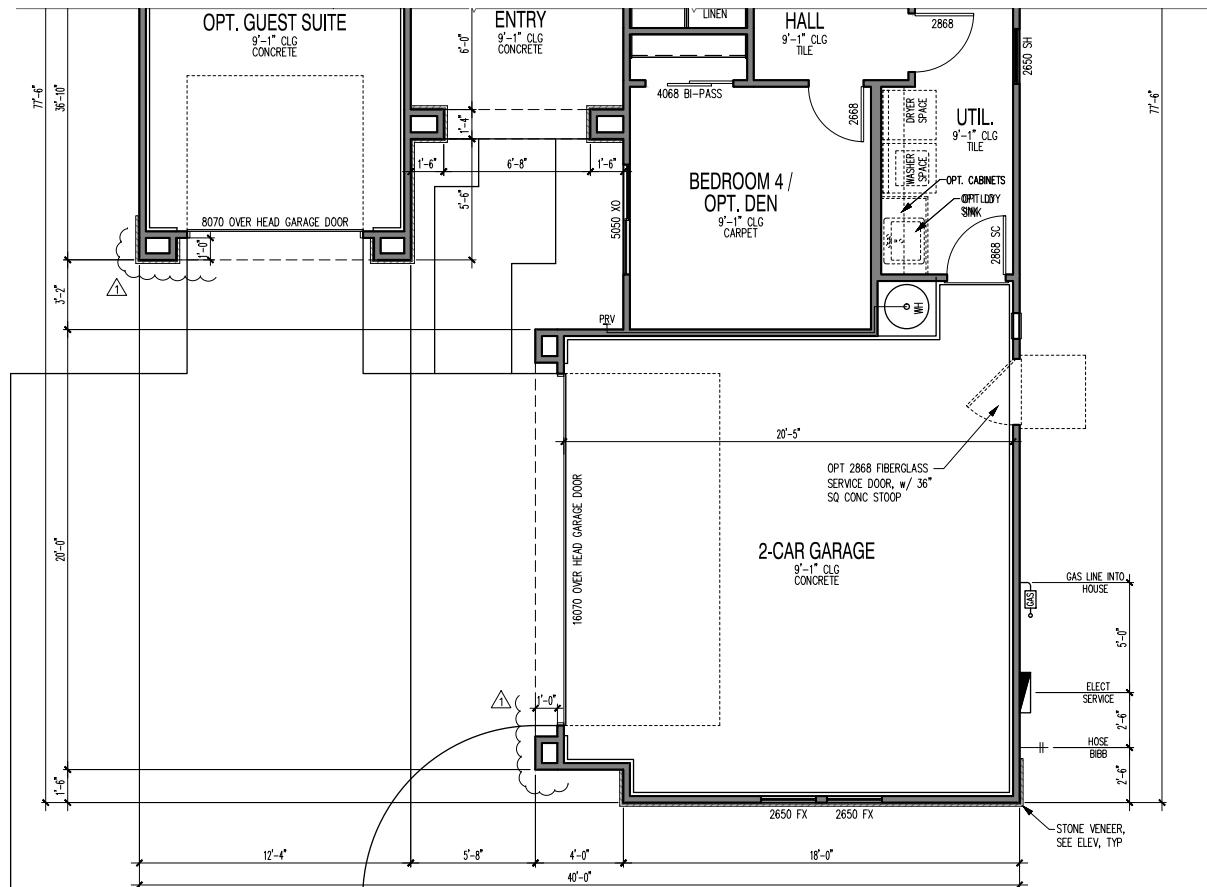
Plan Number
Plan 2621
Higley Pointe

SHEET No.

A1.00

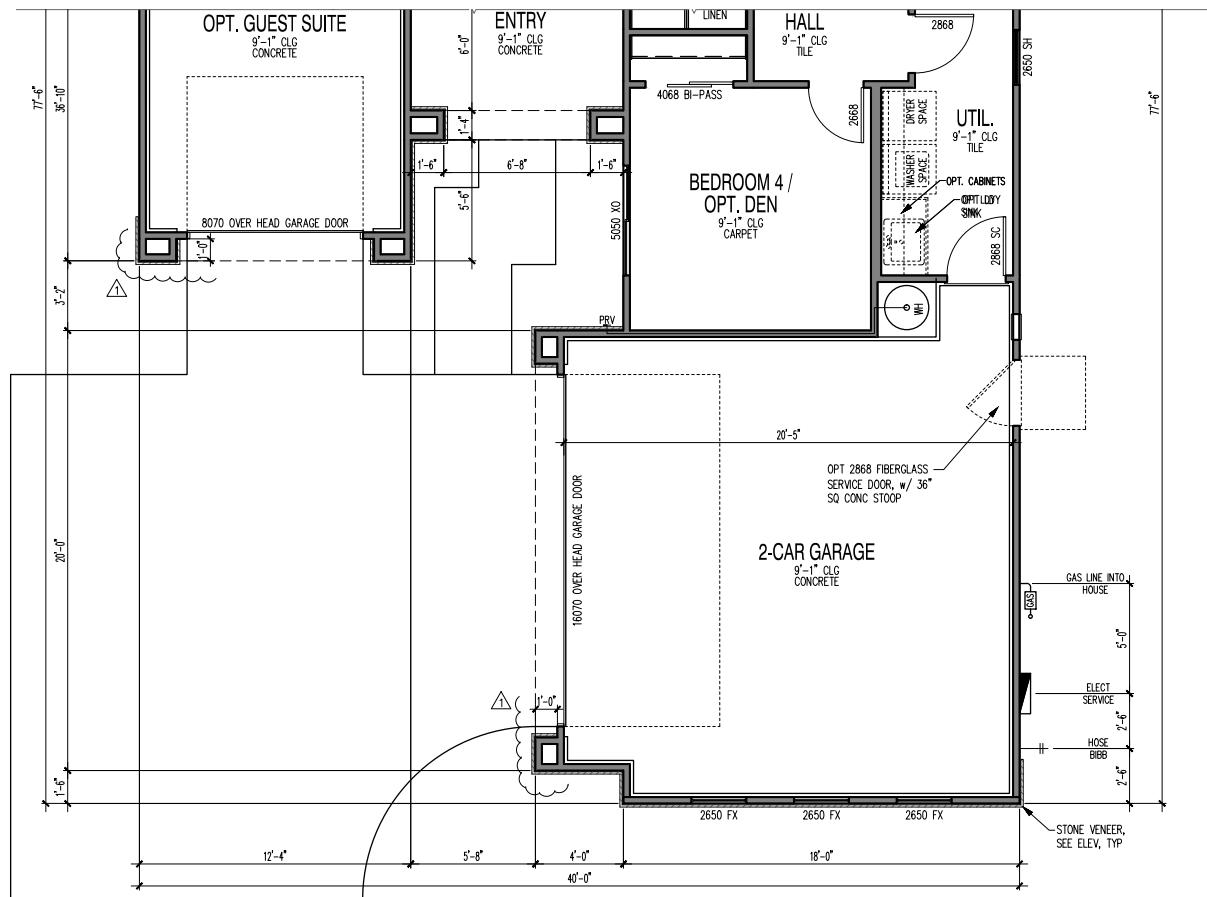
DESIGN REVIEW SUBMITTAL

Partial First Floor Plan
Elevation 'B' and 'C'



FIRST FLOOR PLAN - ELEVATION 'B'

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN - ELEVATION 'C'

SCALE 1/4" = 1'-0"

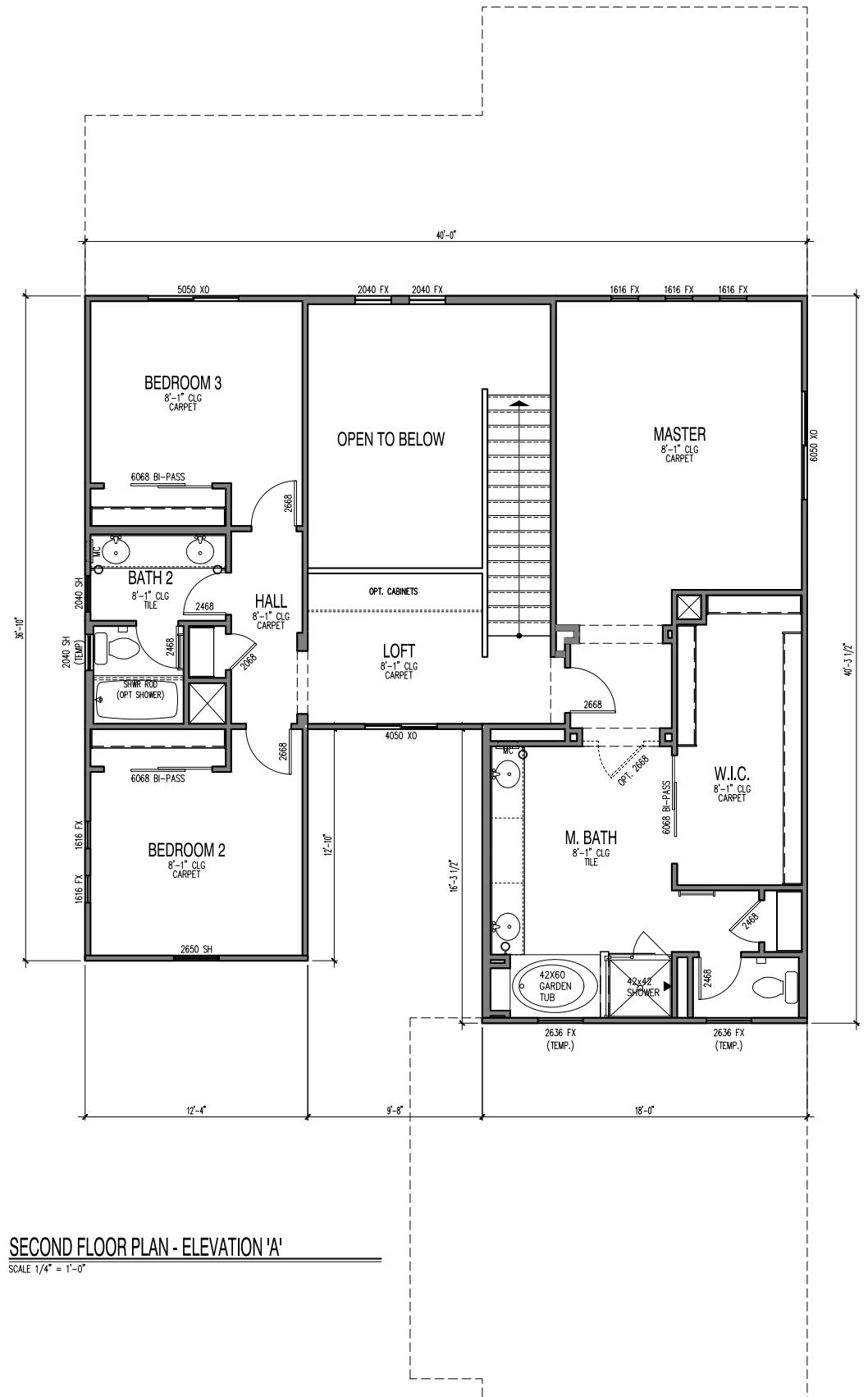
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TMD	3/2/14
CHECKED BY: DATE:	
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PLAN NUMBER
Plan 2621
Higley Pointe

SHEET No.
A1.01

DESIGN REVIEW SUBMITTAL

Second Floor Plan
Elevation 'A'



DRAWN BY: DATE:
TMD 3/2/14
CHECKED BY: DATE:

PLAN NUMBER
Plan 2621
Higley Pointe

SHEET No.
A1.10

PORCHLIGHT
HOME STM
1440 N. 40th Street, Suite 1 Mesa, AZ 85205

6635 W. Happy Valley Rd.
Suite A-104-438
Glendale, AZ 853310
(602) 882-5419

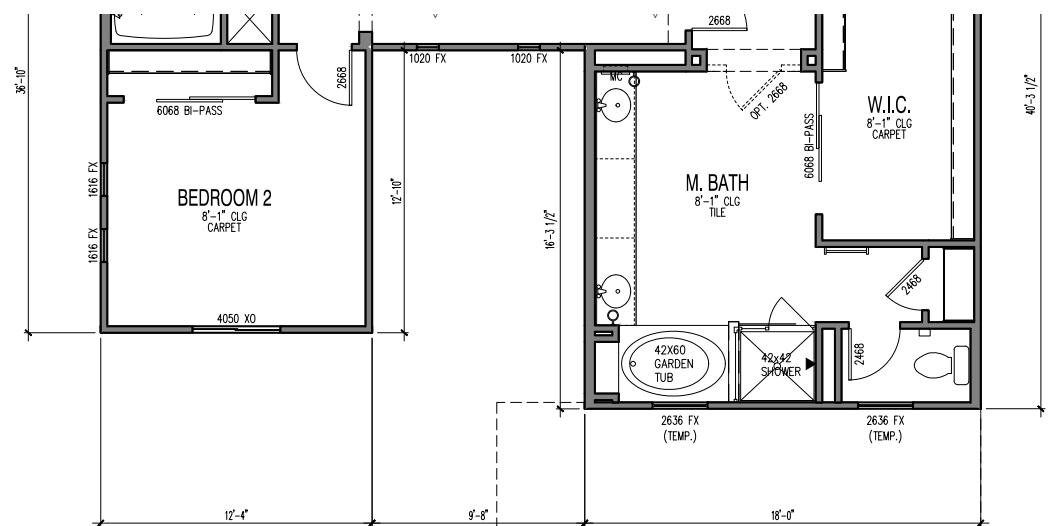
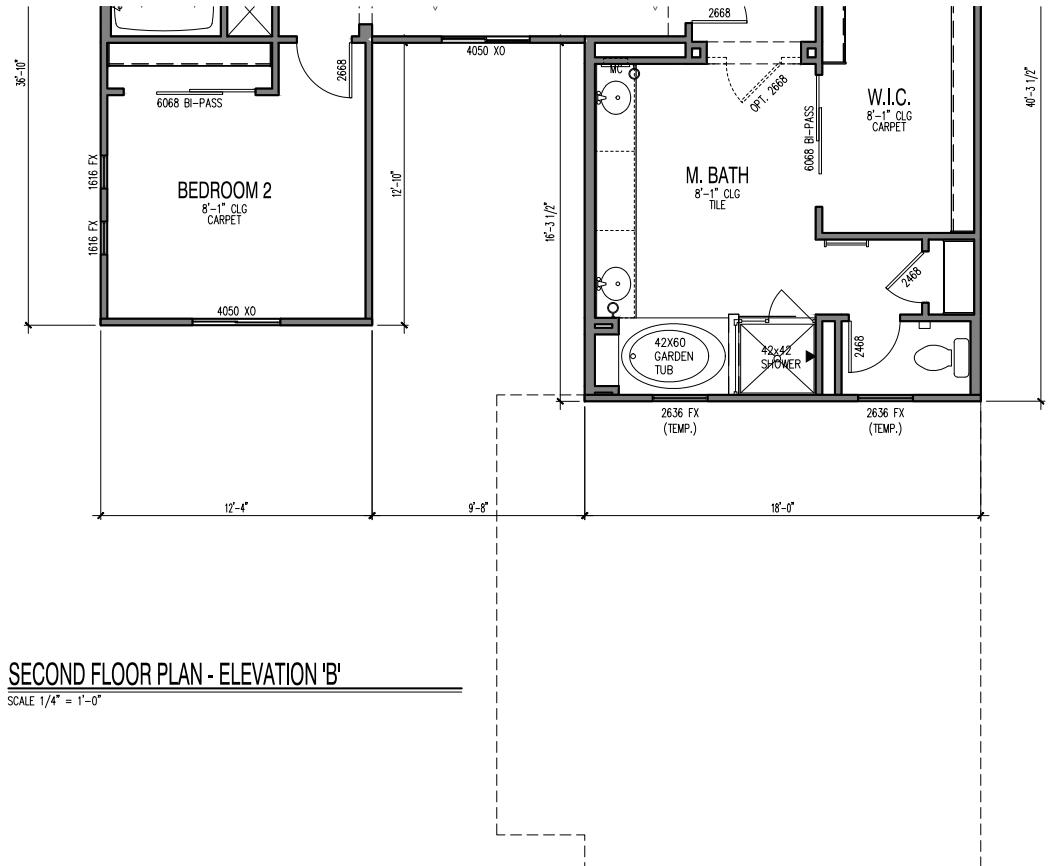




PORCHLIGHT **HOMES**TM
Mesa, AZ 85205

DESIGN REVIEW SUBMITTAL

Partial Second Floor Plan
Elevation 'B' and 'C'



SECOND FLOOR PLAN - ELEVATION 'C'

SCALE 1/4" = 1'-0"

DRAWN BY:	DATE:
TMD	3/2/14
CHECKED BY: DATE:	
<input checked="" type="checkbox"/> DR COMMENTS 8/4/14	
<input checked="" type="checkbox"/> 3	
<input checked="" type="checkbox"/>	

PLAN NUMBER: Plan 2621
Higley Pointe

SHEET No. A1.11

0 6' 12' 3' 4' 5'



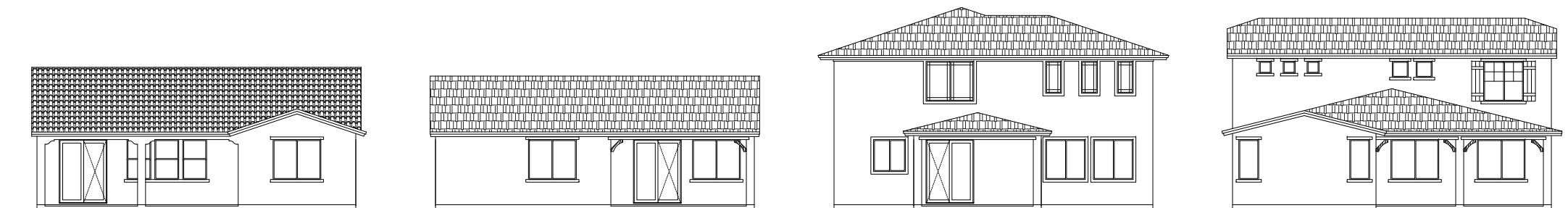
PLAN 1652 - ELEVATION 'A' - SPANISH COLONIAL
SCALE 1/8" = 1'-0"

PLAN 1899 - ELEVATION 'B' - RANCH TERRITORIAL
SCALE 1/8" = 1'-0"

PLAN 2415 - ELEVATION 'C' - DESERT PRAIRIE
SCALE 1/8" = 1'-0"

PLAN 2621 - ELEVATION 'D' - RANCH TERRITORIAL
SCALE 1/8" = 1'-0"

Front Elevations



PLAN 1652 - ELEVATION 'A' - SPANISH COLONIAL
SCALE 1/8" = 1'-0"

PLAN 1899 - ELEVATION 'B' - RANCH TERRITORIAL
SCALE 1/8" = 1'-0"

PLAN 2415 - ELEVATION 'C' - DESERT PRAIRIE
SCALE 1/8" = 1'-0"

PLAN 2621 - ELEVATION 'D' - RANCH TERRITORIAL
SCALE 1/8" = 1'-0"

Rear Elevations

Streetscape

Lot fit analysis for Higley Pointe

Plan 1652

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

= Plan exceeds coverage

= Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
 50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 1652 - Elevation 'A'				Plan 1652 - Elevation 'B'				Plan 1652 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.
1	1,2,3	5,794	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
2	1,2	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
3	1,2	6,107	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
4	1	5,958	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
5	1	6,041	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
6	1	6,041	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
7	1	6,041	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
8	1	6,040	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
9	1	6,040	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
10	1	6,040	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
11	1	6,039	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
12	1	6,951	Y	10'	5'/5'	20'	35%	35%	Y	10'	5'/5'	20'	35%	35%	Y	10'	5'/5'	20'	35%	35%
13	1	13,791	Y	10'	5'/5'	20'	18%	18%	Y	10'	5'/5'	20'	18%	18%	Y	10'	5'/5'	20'	18%	18%
14	1	9,516	Y	10'	5'/5'	20'	26%	26%	Y	10'	5'/5'	20'	26%	26%	Y	10'	5'/5'	20'	26%	26%
15	1	5,765	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
16	1	5,754	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
17	1	5,756	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
18	1	5,756	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
19	1	7,593	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%
20	1,2	14,360	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%
21	1,2	8,508	Y	10'	5'/5'	20'	29%	29%	Y	10'	5'/5'	20'	29%	29%	Y	10'	5'/5'	20'	29%	29%
22	1,2	5,942	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
23	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
24	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
25	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
26	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
27	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
28	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
29	1,2	5,941	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%

Lot fit analysis for Higley Pointe

Plan 1652

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

 = Plan exceeds coverage

 = Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 1652 - Elevation 'A'				Plan 1652 - Elevation 'B'				Plan 1652 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,439 S.F.	Max. Footprint Coverage % 2,439 S.F.
30	1,2	8,630	Y	10'	5'/5'	20'	28%	28%	Y	10'	5'/5'	20'	28%	28%	Y	10'	5'/5'	20'	28%	28%
31	1,2	14,311	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%
32	1,2	7,509	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%
33	1,2,3	5,777	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
34	1,2,3	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
35	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
36	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
37	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
38	1,2	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
39	1,2	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
40	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
41	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
42	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
43	1	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
44	1,2,3	5,750	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%

Lot fit analysis for Higley Pointe

Plan 1899

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

- E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

 = Plan exceeds coverage

 = Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 1899 - Elevation 'A'				Plan 1899 - Elevation 'B'				Plan 1899 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.
1	1,2,3	5,794	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
2	1,2	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
3	1,2	6,107	Y	10'	5'5"	20'	42%	42%	Y	10'	5'5"	20'	42%	42%	Y	10'	5'5"	20'	42%	42%
4	1	5,958	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
5	1	6,041	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
6	1	6,041	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
7	1	6,041	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
8	1	6,040	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
9	1	6,040	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
10	1	6,040	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
11	1	6,039	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
12	1	6,951	Y	10'	5'5"	20'	37%	37%	Y	10'	5'5"	20'	37%	37%	Y	10'	5'5"	20'	37%	37%
13	1	13,791	Y	10'	5'5"	20'	19%	19%	Y	10'	5'5"	20'	19%	19%	Y	10'	5'5"	20'	19%	19%
14	1	9,516	Y	10'	5'5"	20'	27%	27%	Y	10'	5'5"	20'	27%	27%	Y	10'	5'5"	20'	27%	27%
15	1	5,765	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
16	1	5,754	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
17	1	5,756	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
18	1	5,756	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
19	1	7,593	Y	10'	5'5"	20'	34%	34%	Y	10'	5'5"	20'	34%	34%	Y	10'	5'5"	20'	34%	34%
20	1,2	14,360	Y	10'	5'5"	20'	18%	18%	Y	10'	5'5"	20'	18%	18%	Y	10'	5'5"	20'	18%	18%
21	1,2	8,508	Y	10'	5'5"	20'	30%	30%	Y	10'	5'5"	20'	30%	30%	Y	10'	5'5"	20'	30%	30%
22	1,2	5,942	Y	10'	5'5"	20'	44%	44%	Y	10'	5'5"	20'	44%	44%	Y	10'	5'5"	20'	44%	44%
23	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
24	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
25	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
26	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
27	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
28	1,2	5,950	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%	Y	10'	5'5"	20'	43%	43%
29	1,2	5,941	Y	10'	5'5"	20'	44%	44%	Y	10'	5'5"	20'	44%	44%	Y	10'	5'5"	20'	44%	44%

Lot fit analysis for Higley Pointe

Plan 1899

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

= Plan exceeds coverage

= Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 1899 - Elevation 'A'						Plan 1899 - Elevation 'B'						Plan 1899 - Elevation 'C'					
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,586 S.F.	Max. Footprint Coverage % 2,586 S.F.
30	1,2	8,630	Y	10'	5'5"	20'	30%	30%	Y	10'	5'5"	20'	30%	30%	Y	10'	5'5"	20'	30%	30%
31	1,2	14,311	Y	10'	5'5"	20'	18%	18%	Y	10'	5'5"	20'	18%	18%	Y	10'	5'5"	20'	18%	18%
32	1,2	7,509	Y	10'	5'5"	20'	34%	34%	Y	10'	5'5"	20'	34%	34%	Y	10'	5'5"	20'	34%	34%
33	1,2,3	5,777	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
34	1,2,3	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
35	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
36	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
37	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
38	1,2	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
39	1,2	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
40	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
41	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
42	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
43	1	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%
44	1,2,3	5,750	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%	Y	10'	5'5"	20'	45%	45%

Lot fit analysis for Higley Pointe

Plan 2415

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

- | | |
|----------|--|
| E | = Plan fits Left or Right Drive |
| R | = Plan fits Right Drive Only |
| L | = Plan fits Left Drive Only |
| E1/L1/R1 | = Options can not be selected together |

 = Plan exceeds coverage

 = Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 2415 - Elevation 'A'				Plan 2415 - Elevation 'B'				Plan 2415 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.
1	1,2,3	5,794	Y	10'	5'/5'	20'	36%	39%	Y	10'	5'/5'	20'	36%	39%	Y	10'	5'/5'	20'	36%	39%
2	1,2	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
3	1,2	6,107	Y	10'	5'/5'	20'	34%	37%	Y	10'	5'/5'	20'	34%	37%	Y	10'	5'/5'	20'	34%	37%
4	1	5,958	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
5	1	6,041	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
6	1	6,041	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
7	1	6,041	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
8	1	6,040	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
9	1	6,040	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
10	1	6,040	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
11	1	6,039	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%	Y	10'	5'/5'	20'	35%	37%
12	1	6,951	Y	10'	5'/5'	20'	30%	32%	Y	10'	5'/5'	20'	30%	32%	Y	10'	5'/5'	20'	30%	32%
13	1	13,791	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%
14	1	9,516	Y	10'	5'/5'	20'	22%	24%	Y	10'	5'/5'	20'	22%	24%	Y	10'	5'/5'	20'	22%	24%
15	1	5,765	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
16	1	5,754	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
17	1	5,756	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
18	1	5,756	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
19	1	7,593	Y	10'	5'/5'	20'	28%	30%	Y	10'	5'/5'	20'	28%	30%	Y	10'	5'/5'	20'	28%	30%
20	1,2	14,360	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%
21	1,2	8,508	Y	10'	5'/5'	20'	25%	26%	Y	10'	5'/5'	20'	25%	26%	Y	10'	5'/5'	20'	25%	26%
22	1,2	5,942	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
23	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
24	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
25	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
26	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
27	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
28	1,2	5,950	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%
29	1,2	5,941	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%	Y	10'	5'/5'	20'	35%	38%

Lot fit analysis for Higley Pointe

Plan 2415

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

 = Plan exceeds coverage

 = Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 2415 - Elevation 'A'				Plan 2415 - Elevation 'B'				Plan 2415 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,105 S.F.	Max. Footprint Coverage % 2,245 S.F.
30	1,2	8,630	Y	10'	5'/5'	20'	24%	26%	Y	10'	5'/5'	20'	24%	26%	Y	10'	5'/5'	20'	24%	26%
31	1,2	14,311	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%	Y	10'	5'/5'	20'	15%	16%
32	1,2	7,509	Y	10'	5'/5'	20'	28%	30%	Y	10'	5'/5'	20'	28%	30%	Y	10'	5'/5'	20'	28%	30%
33	1,2,3	5,777	Y	10'	5'/5'	20'	36%	39%	Y	10'	5'/5'	20'	36%	39%	Y	10'	5'/5'	20'	36%	39%
34	1,2,3	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
35	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
36	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
37	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
38	1,2	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
39	1,2	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
40	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
41	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
42	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
43	1	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%
44	1,2,3	5,750	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%	Y	10'	5'/5'	20'	37%	39%

Lot fit analysis for Higley Pointe

Plan 2621

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
Side Loaded Garage = 10'
Livable = 10'
Side Yard = 5' & 5' (TOTAL OF 10')
Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

E = Plan fits Left or Right Drive
R = Plan fits Right Drive Only
L = Plan fits Left Drive Only
E1/L1/R1 = Options can not be selected together

= Plan exceeds coverage

= Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
 50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 2621 - Elevation 'A'				Plan 2621 - Elevation 'B'				Plan 2621 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.
1	1,2,3	5,794	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
2	1,2	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
3	1,2	6,107	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%	Y	10'	5'/5'	20'	40%	40%
4	1	5,958	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
5	1	6,041	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
6	1	6,041	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
7	1	6,041	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
8	1	6,040	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
9	1	6,040	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
10	1	6,040	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
11	1	6,039	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
12	1	6,951	Y	10'	5'/5'	20'	35%	35%	Y	10'	5'/5'	20'	35%	35%	Y	10'	5'/5'	20'	35%	35%
13	1	13,791	Y	10'	5'/5'	20'	18%	18%	Y	10'	5'/5'	20'	18%	18%	Y	10'	5'/5'	20'	18%	18%
14	1	9,516	Y	10'	5'/5'	20'	26%	26%	Y	10'	5'/5'	20'	26%	26%	Y	10'	5'/5'	20'	26%	26%
15	1	5,765	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
16	1	5,754	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
17	1	5,756	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
18	1	5,756	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
19	1	7,593	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%	Y	10'	5'/5'	20'	32%	32%
20	1,2	14,360	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%
21	1,2	8,508	Y	10'	5'/5'	20'	29%	29%	Y	10'	5'/5'	20'	29%	29%	Y	10'	5'/5'	20'	29%	29%
22	1,2	5,942	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
23	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
24	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
25	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
26	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
27	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
28	1,2	5,950	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%
29	1,2	5,941	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%	Y	10'	5'/5'	20'	41%	41%

Lot fit analysis for Higley Pointe

Plan 2621

Building Setbacks Lots 1 - 44

Front Loaded Garage = 10'
 Side Loaded Garage = 10'
 Livable = 10'
 Side Yard = 5' & 5' (TOTAL OF 10')
 Rear Setback = 20'

(MIN. 20' DRIVEWAY FROM BACK OF SIDEWALK)

Zoning

SF-D

Special Condition Notes:

1. Public Utility Easement
2. Other Easement
3. Corner Lot

Legend

- E = Plan fits Left or Right Drive
 R = Plan fits Right Drive Only
 L = Plan fits Left Drive Only
 E1/L1/R1 = Options can not be selected together

 = Plan exceeds coverage

 = Plan exceeds setback limits

LOT COVERAGE 60% (1-story)
50% (2-story)

Revision Date: 8/4/2014

LOT INFORMATION

Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Plan 2621 - Elevation 'A'				Plan 2621 - Elevation 'B'				Plan 2621 - Elevation 'C'									
			Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 2,453 S.F.	Max. Footprint Coverage % 2,453 S.F.
30	1,2	8,630	Y	10'	5'/5'	20'	28%	28%	Y	10'	5'/5'	20'	28%	28%	Y	10'	5'/5'	20'	28%	28%
31	1,2	14,311	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%	Y	10'	5'/5'	20'	17%	17%
32	1,2	7,509	Y	10'	5'/5'	20'	33%	33%	Y	10'	5'/5'	20'	33%	33%	Y	10'	5'/5'	20'	33%	33%
33	1,2,3	5,777	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%	Y	10'	5'/5'	20'	42%	42%
34	1,2,3	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
35	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
36	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
37	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
38	1,2	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
39	1,2	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
40	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
41	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
42	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
43	1	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%
44	1,2,3	5,750	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%	Y	10'	5'/5'	20'	43%	43%

ST14-06
Attachment 10: Color and Materials
September 11, 2014

Higley Pointe Color Schemes

Elevation A

Scheme:	A.1	A.2	A.3
Roof Tile	3645 Sunrise Blend	SHC 8708 Del Oro Blend	3645 Sunrise Blend
Body	HC-33 Montgomery White	HC-35 Powell Bluff	HC-80 Bleeker Beige
Stucco Accent	HC-92 Wheeling Neutral	HC-82 Bennington Gray	954 Spring in Aspen
Garage & Trim	980 Woodcliff Lake	994 Fallen Timber	2112-30 Stone Brown
Entry Doors & Shutters	2134-30 Iron Mountain	1582 Deep River	HC-166 Kendall Charcoal

Elevation B

Scheme:	B.1	B.2	B.3
Roof Tile	SHP 8706 Cascade Blend	5689 Brown Range	5687 Brown Gray Range
Body	HC-80 Bleeker Beige	1088 Home Sweet Home	985 Indian River
Stucco Accent	905 Lily of the Valley	HC-80 Bleeker Beige	1065 Wood Ash
Garage & Trim	905 Lily of the Valley	1470 Bear Creek	1065 Wood Ash
Entry Doors & Shutters	HC-166 Kendall Charcoal	1253 Fresco Urbain	1008 Devenwood Taupe
Masonry	Coyote Craft Farmhouse Ledge*	Coyote Craft Farmhouse Ledge*	Coyote Craft Farmhouse Ledge*

Elevation C

Scheme:	C.1	C.2	C.3
Roof Tile	4690 Pewter Bronze Blend	5689 Brown Range	SHP 8706 Cascade Blend
Body	HC-34 Wilmington Tan	HC-48 Bradstreet Beige	1116 Sepia Tan
Stucco Accent	920 Honey Harbour	HC-81 Manchester Tan	HC-44 Lenox Tan
Garage & Trim	920 Honey Harbour	1463 Topeka Taupe	HC-86 Kingsport Gray
Entry Doors & Shutters	2134-10 Night Horizon	1260 El Cajon Clay	HC-71 Hasbrouck Brown
Masonry	Wheatfield Rough Cut**	Wheatfield Rough Cut**	Wheatfield Rough Cut**

Manufacturers:
 Paint = Benjamin Moore or Equivalent
 Roof Tile = Eagle
 Stone = *Belden & **Eldorado

See elevations for stone veneer locations.

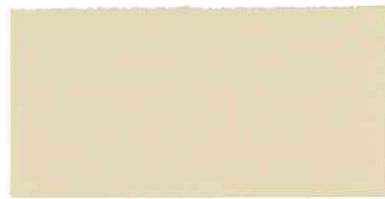
Roof Tile
3645 Sunrise Blend



Stucco Body
HC - Montgomery White



Stucco Accent
HC-92 Wheeling Neutral



Garage & Trim
980 Woodcliff Lake



Entry Doors & Shutters
2134-30 Iron Mountain



Roof Tile
8708 Del Oro Blend



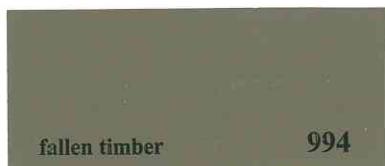
Stucco Body
HC-35 Powell Buff



Stucco Accent
HC-82 Bennington Gray



Garage & Trim
994 Fallen Timber



Entry Doors & Shutters
1582 Deep River



Roof Tile
3645 Sunrise Blend



Stucco Body
HC-80 Bleeker Beige



Stucco Accent
954 Spring in Aspen



Garage & Trim
2112-30 Stone Brown



Entry Doors & Shutters
HC-166 Kendall Charcoal



Roof Tile

SHP 8706 Cascade Blend



Masonry

Coyote Craft

Farmhouse Ledge



Stucco Body

HC-80 Bleeker Beige



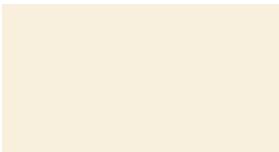
Stucco Accent

905 Lily of the Valley



Garage & Trim

905 Lily of the Valley



Entry Doors & Shutters

HC-166 Kendall Charcoal



Roof Tile

5689 Brown Range



Masonry

Coyote Craft

Farmhouse Ledge



Stucco Body

1088 Home Sweet Home



Stucco Accent

HC-80 Bleeker Beige



Garage & Trim

1470 Bear Creek



Entry Doors & Shutters

1253 Fresco Urbain



Roof Tile

5687 Brown Gray Range



Masonry

Coyote Craft

Farmhouse Ledge



Stucco Body

985 Indian River



Stucco Accent

1065 Wood Ash



Garage & Trim

1065 Wood Ash



Entry Doors & Shutters

1008 Devonwood Taupe



Porchlight Homes

Higley Pointe

C.1

Roof Tile

4690 Pewter Bronze Blend



Masonry

Wheatfield Rough Cut



Stucco Body

HC-34 Wilmington Tan



Stucco Accent

920 Honey Harbour



Garage & Trim

920 Honey Harbour



Entry Doors & Shutters

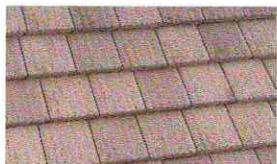
2134-10 Night Horizon



Manufactures: Paint= Benjamin Moore/ Stone= Eldorado/ Roof= Eagle 'Ponderosa' Style

Roof Tile

5689 Brown Range



Masonry

"Wheatfield" Rough Cut



Stucco Body

HC-48 Bradstreet Beige



Stucco Accent

HC-81 Manchester Tan



Garage & Trim

1463 Topeka Taupe



Entry Doors & Shutters

1260 El Cajon Clay



Roof Tile

SHP 8706 Cascade Blend



Masonry

Weatfield' Rough Cut



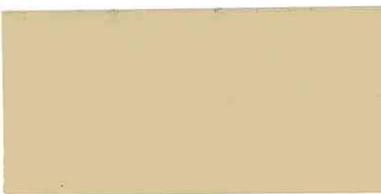
Stucco Body

1116 Sepia Tan



Stucco Accent

HC-44 Lenox Tan



Garage & Trim

HC-86 Kingsport Gray



Entry Doors & Shutters

HC-71 Hasbrouck Brown

